



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**12044 Lake Emerald Crescent SE**  
**Calgary, Alberta**

**MLS # A2266665**



**\$990,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 4 Level Split                                                          |               |                   |
| <b>Size:</b>     | 1,236 sq.ft.                                                           | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed               |               |                   |

|                    |                                             |                   |      |
|--------------------|---------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Quartz Counters, Storage |                   |      |

**Inclusions:** Murphy bed and lower bedroom desk

Beautifully updated, this charming family home is ideally situated on an oversized 65' x 110' lot. Prime location; Only steps to a park, greenspace and easy walking distance to the north lake entrance and Bonavista Promenade. Offering 2,191 SF of living space, this residence welcomes you with a bright and airy ambiance upon entry. Hardwood flooring flows throughout the living room, dining room and into the revamped kitchen featuring an abundant of white, ceiling height cabinets, sleek quartz countertops, undercabinet lighting and stainless steel appliances (including a gas cooktop). Upstairs you will find the master bedroom with a 4 piece ensuite and 2 generously sized guest bedrooms which share a 4 piece bathroom. The lower levels encompass the 4th bedroom with built-in maple desk, 3 piece bathroom, family room, laundry room, an abundance of storage! The south-facing backyard showcases mature landscaping with expansive patio and deck space with large trees providing a private oasis. Double gates to the alley allows for about 30' of trailer parking. Completing the property is an oversized double garage (22'x24') with alley access. Close to schools, 2 minute drive to South Centre Mall and convenient c-train ride downtown along with year round family enjoyment of the best in the city - Lake Bonavista! Call Today!