



GRASSROOTS
REALTY GROUP

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1108 Lake Sundance Crescent SE
Calgary, Alberta

MLS # A2270030



\$999,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,473 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lake, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Primary Downstairs, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Wet Bar		
Inclusions:	N/A		

Welcome to Lake Bonavista, Calgary's most coveted four-season lake community, where every day feels like a retreat. Perfectly positioned on a large 6,900 sq ft corner lot with only one direct neighbour, this fully renovated bungalow captures the best of lake living, outdoor recreation, and modern comfort. Inside, over 2,800 sq ft of finished living space blends warmth and sophistication. The renovated kitchen features a reconfigured layout with quartz counters, stainless appliances, and a seamless connection to the spacious dining and living areas anchored by a cozy wood-burning fireplace. Three bedrooms on the main level include a serene primary suite with an updated ensuite and generous closet space. Downstairs, discover a complete lower-level retreat, a wide-open rec room with a custom wet bar, a dedicated office, a large guest bedroom with an egress window, a spa-inspired bathroom with a built-in sauna, and abundant storage. Every inch of this level was thoughtfully redesigned for both relaxation and entertaining. Outside, your front-drive double garage (rare for the street) and side trailer pad offer convenience, while the expansive backyard with mature trees, garden area, and multiple patio zones creates an incredible space for gatherings, from summer pizza nights to winter fires under the stars. Recent upgrades include a new hot water tank (2024), attic insulation, paint inside and out, fence improvements, front and rear patios, and so much more. Beyond the home itself lies the true magic of Lake Bonavista. Exclusive lake access for swimming, skating, fishing, and year-round recreation, all within walking distance. Enjoy the ridge trails for morning runs, off-leash dog walks, and easy access to Fish Creek Park. Schools, Southcentre Mall, and every daily convenience are minutes away, while quick routes via Anderson, Canyon Meadows BV, and Deerfoot

keep you connected to the entire city. This property combines the rare charm of a classic Lake Bonavista bungalow with the function, comfort, and style of a modern family home, all in one of Calgary's most prestigious, safest, and friendliest communities.