



**GRASSROOTS**  
REALTY GROUP

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**1152 Lake Sundance Crescent SE**  
**Calgary, Alberta**

**MLS # A2270951**



**\$1,598,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista         |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,387 sq.ft.           | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** n/a

This beautifully redesigned LUXURY Lake Bonavista home—walking distance to the lake with full LAKE ACCESS and located on a quiet, peaceful crescent just steps from views of Fish Creek Park—blends modern comfort with THOUGHTFUL LUXURY throughout. The main floor OPENS with a warm, inviting living area centered around a gas fireplace and complemented by CUSTOM built-in shelving. A door beside the fireplace leads directly to the patio, creating an effortless transition to outdoor living. The dining area flows naturally into a chef's kitchen designed for everyday gathering. A 10' ISLAND anchors the space, surrounded by high-end DACOR appliances including a FULLY paneled refrigerator and freezer, a SIX-BURNER GAS range, and a WALK-IN pantry. A second patio, located off the SPACIOUS mudroom with ABOUNDANT custom STORAGE, adds to the home's FUNCTIONAL LAYOUT. A versatile SECOND LIVING space sits near the front entrance—ideal as a formal dining room, home office, reading room, music area, or quiet lounge. NEW HARDWOOD flooring extends throughout the entire home. The primary suite offers a calm, private retreat with a SPA-INSPIRED ensuite featuring HEATED FLOORS, a walk-in shower, a heated shower bench, and a SOAKER TUB. Delta fixtures add a timeless finish. A custom WALK-IN CLOSET connects directly to the UPPER LAUNDRY room with a sink, which also provides hallway access. THREE ADDITIONAL spacious bedrooms with BUILT-IN CLOSETS, along with a new updated full bathroom, complete the upper level. The lower level is BRIGHT and welcoming, offering a large entertainment area with a custom BUILT-IN for a TV and a WET BAR with a wine fridge. TWO ADDITIONAL BEDROOMS— one with a custom walk-in closet—provide flexibility for

guests, older children, a fitness room, or office space. The basement bathroom includes HEATED FLOORS, and a SECONDARY LAUNDRY area adds everyday convenience. Extensive behind-the-walls upgrades include NEW electrical, plumbing, and insulation. NEW water tank, furnace, complete HVAC system, Reverse Osmosis, central vacuum, stucco exterior, roof, and triple-pane windows. Outdoor spaces include TWO PATIOS with a gas line for BBQ and a green space suitable for children or recreation. The finished double garage features an EPOXY FLOOR, EV charger and rough-in for a gas heater. Every detail has been thoughtfully considered to create a home that is ELEGANT, MODERN, grounded&mdash;offering COMFORT, HIGH QUALITY, and ease in one of Calgary&rsquo;s MOST DESIRABLE lake communities.