



**GRASSROOTS**  
REALTY GROUP

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432 129 Avenue SE  
Calgary, Alberta

MLS # A2273392



**\$1,399,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,036 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Street Lighting,		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Sit-up table in kitchen nook with three stools, floating shelves in dining room

Welcome to Lake Bonavista living &mdash; where mature trees, established charm, and year-round lake access meet a beautifully refreshed two-storey home you can move into before Christmas. This 4-bed, 4-bath detached home sits in the highly desirable estates area of Bonavista, surrounded by quiet streets, friendly neighbours, and one of Calgary's most sought-after lake communities. Step inside to soaring vaulted ceilings and a flood of natural light that instantly makes the home feel open and inviting. The entire main and upper level has been updated with luxury vinyl flooring, fresh white paint, and thoughtful new lighting throughout, creating a bright, modern feel from the moment you walk in. The kitchen has been completely renovated with quartz countertops, new cabinetry and hardware, a built-in pantry with pull-out drawers, and stylish new appliances, sink, and faucet. A sunny breakfast nook overlooks the backyard, while a formal dining room just off the kitchen offers space for entertaining, holidays, and big family dinners. The main floor features two separate living spaces &mdash; a formal front room and a cozy sunken family room with a wood-burning fireplace &mdash; plus a convenient bedroom on the main (ideal for guests or a home office) and an upgraded half bath for everyday convenience. Upstairs, you'll find three large bedrooms, including two with walk-in closets and built-in storage organizers. The updated bathrooms include a three-piece ensuite and a fresh five-piece main bath. The newly carpeted lower level offers even more space with a big rec room, a wet bar, a hobby room, a three-piece bathroom, and a large storage room. Outside, the updates continue: the entire exterior has been professionally repainted, along with the garage door. Most windows were replaced with fiberglass windows and have

Hunter Douglas blinds, and Leaf Filter gutter protection means no more climbing ladders to clean eaves. The fenced and level backyard is spacious, low-maintenance, and ready for summer BBQs, pets, and kids to run wild. Don't forget the double attached garage, a designer front door, and a brand-new washer and dryer conveniently located on the main floor. Not only is the location fantastic and the lot huge, this one is close to schools, a playground, playing fields, and of course the luxuries of the lake! Spend this winter skating on the lake, hosting friends in your new kitchen, and settling into a community people rarely leave. Welcome home.