



GRASSROOTS
REALTY GROUP

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

13127 Lake Crimson Drive SE
Calgary, Alberta

MLS # A2275276



\$869,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,294 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Electric fireplace, garage controls (2), garage heater (as-is)

****Open House - Saturday, January 10 from 1-3 pm**** Fantastic bi-level located in the highly sought after community of Lake Bonavista, where pride of ownership is evident throughout. Completely rebuilt in 2003, this home was transformed from the foundation up with new plumbing, electrical, furnace, siding, windows, interior walls, and finishes completed at that time. Upon entry, you're welcomed by vinyl plank flooring throughout the bright main level. The upgraded kitchen features quartz countertops, a large custom island with breakfast bar, and flows seamlessly into the spacious dining area and large living room with a wood-burning fireplace, ideal for both everyday living and entertaining. A back mudroom leads to the rear deck, west-facing backyard, and oversized double garage. Down the hall are three generous bedrooms, including the primary bedroom with 2-piece ensuite, along with an updated family bathroom. The fully developed basement provides excellent additional living space, offering a bright family room with electric fireplace, two additional bedrooms, a full bathroom, and a finished laundry room. Recent updates continue to enhance the home, including new roof shingles, vents and flashing (2021), 50-gallon hot water tank (2022), upstairs bathroom renovation (2023), kitchen renovation with custom island (2024). Lake Bonavista is known for strong neighbourhood pride, and residents enjoy year-round lake access for swimming and fishing, plus an active community recreation centre offering skating, hockey, gym facilities, social rooms, and programming for all ages. Ideal for families, the area features excellent schools, playgrounds, and Fish Creek Provincial Park and pathways within walking distance. Well priced and move-in ready, this is a rare opportunity to own in one of Calgary's most established neighbourhoods. Call for a private

viewing today.