

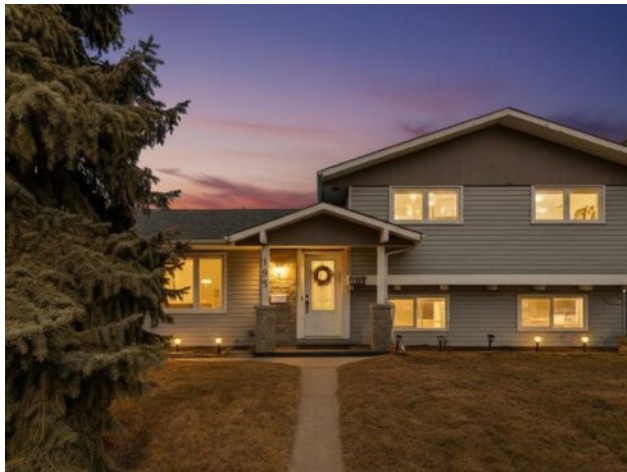


GRASSROOTS
REALTY GROUP

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**195 Lake Adams Crescent SE
Calgary, Alberta**

MLS # A2275587



\$849,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,273 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Storage		

Inclusions: Smart Thermostat

OPEN HOUSE - Saturday, February 7 from 1:00–4:00 - Backing directly onto Sam Livingston Elementary School field and expansive green space, this beautifully renovated four-level split delivers space, privacy, and an exceptional Lake Bonavista lifestyle. Built by New West Homes with the desirable Camelot floorplan, this well-maintained property has seen extensive updates including new LVP flooring, new carpet, fresh paint, updated windows, and modern mechanicals—making it truly move-in ready. The welcoming foyer opens into a bright, spacious living room with large windows and plenty of room for everyday family living, flowing naturally into the adjoining dining area. The kitchen is set apart for functionality and features Kitchen Craft cabinetry, Titanium granite countertops, a peninsula for added prep space, and a brand-new fridge. Just around the corner, access the backyard oasis complete with a deck, generous lawn, paved alley access, and a detached double garage—perfect for families and entertainers alike. The first lower level is below grade and offers over 476 sq ft of finished space, continuing the LVP flooring and providing a large bedroom, comfortable family room, convenient laundry area, and a 2-piece bathroom. The second lower level, also below grade, adds an additional 655 sq ft of finished space with a wide-open recreation room featuring plush carpeting—ideal for a media room, gym, or play space—along with an impressively spacious utility room offering excellent storage. The top floor hosts three full bedrooms, including a primary retreat with a 2-piece ensuite, plus a centrally located 4-piece bath. Additional highlights include a high-efficiency furnace (replaced in 2019, includes 12 year maintenance contract), A/C (replaced in 2020), updated front and back doors, recently

cleaned furnace, and long-term pride of ownership since 1992. Lake Bonavista is one of Calgary's most iconic communities, offering year-round lake access for swimming, skating, fishing, and community events. With excellent schools such as the French Immersion Sam Livingston School, mature trees, strong community spirit, and close proximity to shopping, transit, and major roadways, this is a neighbourhood where families truly thrive.