



GRASSROOTS
REALTY GROUP

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1024 lake christina Way SE
Calgary, Alberta

MLS # A2287300



\$1,299,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,448 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Steam Room, Vinyl Windows, Wet Bar, Wired for Data, Wired for Sound		

Inclusions: NA

LARGE LOT | RENOVATED INSIDE AND OUT | BRIGHT & SPACIOUS | MODERN OPEN CONCEPT | 4 BEDS & 3 FULL BATHS | GYM | WET BAR | NEW AIR CONDITONER | HEATED ENSUITE FLOOR | STEAM SHOWER | OVERSIZED DETACHED GARAGE. Welcome to your dream home in the sought after community of Lake Bonnavista! Fantastic location situated on a Large lot and walking distance to St.Boniface School and Lake Bonnavista School. This stunning home is completely remodeled with unlimited upgrades and features, with all the city permits and Engineer consultation, to give you the warmth of a home .Bright and spacious main floor with vaulted ceiling features a large front window which gives you plenty of sunlight and features a modern open concept with a living room, a cozy fireplace & a dining room. The brand new , elegant and tastefully designed kitchen is a dream for anybody and includes a large center island, premium quartz countertops, stainless steel appliances, gas range , and a lot of storage space,and above all a security camera screen for your security. The Oak railing adds more to the beauty of this home. Moving further, you are greeted with a primary bedroom with an attached 5 piece ensuite/w steam shower and walk in closet with lot of storage space for his and her. There is another good-sized room with a pocket door to the 4 Pc common washroom and a stackable laundry on the main floor for added convenience. The lower level has a large family room, a wet bar with fridge and a large gym with rubber floor. 2 additional bedrooms and a full washroom complete this floor. To add to all this, all the rooms in the basement have legal-size windows for added light. All new concrete in the front and back. The list goes on with a new hot water tank, roof shingles, siding, hardwood flooring , carpet, new

plumbing,new electrical,etc etc . A must-see home.....Please call your realtor and book your showing.