



**36 Lake Adams Place SE  
Calgary, Alberta**

**MLS # A2291814**



**\$1,049,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, On Street, Workshop in Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Lake		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

This beautifully renovated bungalow sits on a quiet cul-de-sac in the sought-after community of Lake Bonavista. This is an opportunity to get into this west-facing home that gets gorgeous light and has been renovated in a way that feels thoughtful, not rushed. When you walk in, you'll see the formal living room to your right, filled with natural light from triple-pane Lux windows. Straight ahead is the dining area, which opens into the main living space and was done to create better flow. The primary bedroom faces west and includes a walk-in closet and its own ensuite. There are two more bedrooms on the main floor and a full bathroom. It's a layout that works well for families or if you like having guest space that doesn't feel like an afterthought. This kitchen is where you'll actually want to spend the most time. New quartz counters, cabinetry, an island with dual storage, and brand-new appliances make it both functional and inviting. There are two windows, including one just over the sink, allowing you to cook in real daylight. It's one of those kitchens that makes you want to cook more and convenient when needed with a new convection microwave. The whole main floor feels connected while still keeping the function intact, finished with engineered hardwood floors, fresh paint, recessed lighting, updated interior doors, new carpet, and new baseboards throughout. Downstairs, the basement is fully finished and renovated with a wood-burning fireplace, a bedroom, another room that works as an office, a wet bar, and a huge recreational space. Whether you need a playroom, a cozy family room, or a combination of both, it adapts to whatever your lifestyle looks like right now. Outside, the cedar front porch gets tons of sun and is the perfect morning coffee spot. The backyard feels like a private escape with two apple trees, three lilacs that bloom beautifully in spring, a

deck, and a fire pit area. The garage is oversized with an 8ft door, it actually fits larger vehicles without playing Tetris and includes workshop space and shelving. The home also includes a gas fireplace on the main level, central air conditioning, new Lux windows, new washer and dryer, interior and exterior pot lights, gemstone exterior lighting, and smart home features like remote window coverings, smart lighting, a smart thermostat, smart locks, and a Ring camera. The furnace and hot water tank were replaced in 2017 and a new sump pump added in 2025. And then there's the Lake Bonavista lifestyle, which is honestly a huge reason people choose this community. Residents get exclusive access to a 52-acre lake. In summer that means swimming, paddleboarding, kayaking, tennis and beach volleyball. In winter it's skating, tobogganing, snowshoeing and ice fishing. The community also hosts events throughout the year; it's the kind of place where people actually know their neighbors. You're close to excellent schools, major routes like Macleod Trail, Deerfoot and Stoney Trail, and Fish Creek Park.