



**136 Lake Crimson Close SE
Calgary, Alberta**

MLS # A2294017



\$1,195,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: Vacuum System (Rough In, no system installed), Mud Room Closets, TV Mounts, Alarm (Contract, pls inquire)

OH, THURSDAY March 19, 530pm-730pm Significantly rebuilt & beautifully redesigned from the studs out, this exceptional home offers a rare combination of timeless craftsmanship, thoughtful function & an outstanding location in Lake Bonavista. The majority of the main & upper floors were taken down to the studs, with architects & engineers involved in reimagining the layout, removing structural walls & adding proper beam supports to create a home that feels both refined & highly livable. The heart of the home is the custom LEGACY kitchen, professionally built with quality features throughout, including pull out pantry doors, dovetailed soft close drawers, built in wine racks, hidden double bins, premium appliances & a pot filler over the range. Finishing details throughout the home reflect the quality of the renovation, including hand scraped engineered hickory hardwood, porcelain tile, upgraded carpet & underlay, solid core interior doors, granite, quartz & marble countertops, knockdown ceilings, custom wood floor vents & a dramatic 9 foot concrete fireplace in the dining area. The kitchen & dining area really tie in nicely - you can walk out to your backyard from the dining area, making this an ideal home for entertaining. Upstairs, the reconfigured primary bedroom has an oversized ensuite with custom shower & heated tile floors. Upper laundry is a rare find, & is convenient for busy families & includes a floor drain for added peace of mind. Comfort & convenience are woven throughout, with network wiring to all bedrooms, wired for outdoor speakers, custom mudroom lockers, ample bedroom storage, rear coded lock access, soffit plug for holiday lights & thoughtful bedroom lighting improvements, including a second master light switch by the bed. The larger mudroom at the front entrance is ideal for busy families, but could also be easily converted to an office or main floor

bedroom. This home also delivers substantial behind the scenes upgrades. Most aluminum wiring was replaced with copper, with remaining aluminum professionally pigtailed. A new electrical panel was installed, along with A/C & newer furnances. The majority of copper plumbing lines were replaced with PEX, exterior wall insulation was upgraded where opened, new insulation was added to both attics, cold air returns were optimized for airflow, venting was relocated where needed. Windows were replaced except for the front bay, most exterior doors were replaced, exterior lighting was added, new handrails were installed & the basement family room window was enlarged for improved emergency egress. Outside, enjoy a newer aggregate patio built for entertaining & a low maintenance backyard with paved back lane access. The exterior was recently re-imagined creating a classic & timeless look, including new exterior doors. The setting is exceptional, with schools, shopping, dog park, Fish Creek & the lake all within walking distance. Truly special opportunity in Calgary's most sought after lake community.