



**1428 Lake Michigan Crescent SE  
Calgary, Alberta**

**MLS # A2298827**



**\$699,900**

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** kitchen island, Electric Stove in Basement, Dishwasher in Basement (sold as is), Refrigerator in Basement

\*\*\*OPEN HOUSE SATURDAY, APRIL 11TH, 1-3 PM \*\*\* Welcome to this beautifully updated home offering one of the largest floor plans in Bonavista Downs, with 1,241 sq ft on the main floor and a layout that is both functional and inviting. A spacious front entry with French doors allows you to separate the living area from the bedroom wing, creating flexibility for everyday living and entertaining. The open-concept kitchen features new quartz countertops and backsplash, a new fridge with warranty, a newer dishwasher and a KitchenAid gas stove with dual ovens, along with the rare bonus of both a full pantry and additional pantry storage within the cabinetry. The large dining area flows seamlessly to the bright living space, highlighted by oak hardwood floors and a stone-faced wood-burning fireplace (WETT inspected in 2023). This home also offers SOLID WOOD DOORS throughout the main floor and renovated bathrooms with a rare FULL ENSUITE in the king sized primary bedroom. Downstairs, the fully developed basement (2022) includes a 2 bedroom PLUS DEN illegal suite with a separate entrance and shared laundry in a common area. The large west-facing backyard is perfect for enjoying the afternoon and evening sun. This home has been well maintained and updated, including fresh paint throughout, a new refrigerator (2026), a new dishwasher (2025), and a new garage door and opener (2025). The furnace (2011) has just had a precision tune-up along with duct and dryer vent cleaning (2026), the hot water tank was replaced in 2023, and the A/C was serviced in 2024. Additional important upgrades over the years include a metal roof, vinyl windows, a backwater valve, aluminum wiring remediation, and a sewer line that has been recently cleaned and inspected, offering peace of mind for years to come. Tucked away on a quiet street in the established and

family-friendly community of Bonavista Downs, this home offers excellent access to both public and Catholic elementary and Jr. High schools. Enjoy an abundance of green space, including a disc golf course, 2 large off-leash dog parks, 3 baseball diamonds, and 2 playgrounds within a 5 block radius. The Bonavista Downs Promenade is just down the street and features a great neighbourhood East Indian restaurant, while additional shopping, dining, and services are close by in Deer Ridge, Lake Bonavista, and Southcentre Mall. Located in close proximity to Fish Creek Park and with easy access to major routes, this is a fantastic opportunity to own a move in ready home in a well connected southeast Calgary neighbourhood.