



**16 Lake Twintree Place SE
Calgary, Alberta**

MLS # A2299355



\$975,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,535 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Basement Fridge, Vacuum System (As-Is), TV Mount, Shelving in Furnace Room

OH, Sat. April 11, 12-2pm Located on a quiet, dead end cul-de-sac with only 22 homes, this beautifully renovated Lake Bonavista home offers 1535 sq. ft. above grade & nearly 3,000 sq. ft. of developed living space in one of the community's most desirable pockets. Just moments from Andrew Sibbald School, Fish Creek Park, the lake, & the dog park, this location is exceptional for families seeking both daily convenience & a strong sense of community. This property has arguably some of the nicest curb appeal & landscaping you'll find in Lake Bonavista. The vaulted ceiling allows for massive windows at the front which bring in loads of natural light. Professional landscaping transformed the front & backyard with a poured concrete front path & pad, rear deck & stairs, sod, decorative rock work, edging, mulch & stepping stones. The low maintenance perennial garden with more than 150 specimens adds beauty, colour & character throughout the seasons. Inside, the home has been thoughtfully transformed with a major renovation creating a bright, open floor plan with timeless finishes & highly functional spaces throughout. The open main level also has nicely defined spaces which creates a connected, modern layout. The kitchen was beautifully updated with new cabinetry, countertops, a peninsula with waterfall edges & an imported Italian porcelain tile backsplash, resulting in a space that feels elevated, stylish & highly practical for everyday living or entertaining. The quality of the renovation is immediately apparent throughout the home. The main level features newer hardwood floors & baseboards, while the upper level hardwood was refinished. Additional improvements include Lux windows, Lux front & back doors, updated interior doors including solid wood doors upstairs, designer light fixtures, LED pot lights, ceiling fans, updated hardware, fresh

interior paint & Hunter Douglas roller blinds, including blackout blinds on the east facing side of the home. Three full bathrooms have been extensively updated with new cabinetry, sinks, mirrors, light fixtures, glass shower enclosures, updated faucets & improved plumbing. The lower level adds even more versatility with a kitchenette area, custom built-ins, coat lockers & shelving, making it ideal for growing families or anyone wanting extra functional space. The 1st lower level has 2 additional bedrooms - one being currently used as a recreation area/TV room. Beyond the interior upgrades, the exterior has also seen meaningful investment. In 2021, the cedar siding was painted, gutters were updated, fascia on the garage was replaced & exterior lighting was improved. Additional recent improvements include a new fence & gates in 2025. Lake Bonavista is Calgary's premier lake community due to its maturity, schools, recreation, shopping & proud residents. This is a rare opportunity to own a substantially renovated home in a prime location, tucked away on a quiet cul-de-sac & close to some of the community's most valued amenities.