



**736 Lake Bonavista Drive SE
Calgary, Alberta**

MLS # A2299585



\$998,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	1969 (57 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Smoking Home, Quartz Counters		

Inclusions: Refrigerator(Basement), 2 Storage Sheds, Garage Heater, Treehouse, White Cabinets in Downstairs Office

Open House Saturday April 11, 11am-1pm Welcome to a classic Keith-built Lake Bonavista family home in an unbeatable location just a short walk to the lake only a few minutes from your front door, making it easy to enjoy the lake lifestyle all year round. The main floor has been refreshed with luxury vinyl plank flooring, creating a brighter, more modern feel throughout while maintaining the warmth of this well-loved home. The Trafalgar floor plan offers excellent functionality with two spacious living areas on the main level. A front living & dining space is filled with natural light from large picture windows, while the cozy family room features a brick-facing gas fireplace for more relaxed evenings. The updated kitchen is both stylish & practical with induction cooktop, built-in oven, stainless steel appliances, undermount lighting, instant hot water tap & a central island. A charming corner nook overlooks the backyard. The rear mudroom includes built-in cubbies & convenient access to a 2 pc bath. Upstairs features 4 bedrooms, ideal for families. The primary suite accommodates a king-sized bed & includes a 2 pc ensuite. With four bedrooms up, there is also potential to reconfigure the space for a larger ensuite, walk-in closet or upper laundry. The fully developed basement adds even more living space with bamboo flooring, a large rec area, additional family room, a bedroom with its own 3 pc ensuite & extensive built-in storage. There is also flex room that could be used as a sixth bedroom or additional workspace if needed. This home has seen extensive upgrades over the years including triple pane argon Lux windows (2022), high efficiency furnace (2017), hot water tank (2017), shingles (2019), reverse osmosis system & water softener. The backyard is designed for both function & enjoyment with a covered deck that has been re done, brick patio, sunny yard, a sunken parking

pad & a charming treehouse. The heated, insulated & finished garage (built 2014) includes 220 power, Hardie board siding & pull-down attic storage. Paved rear lane adds convenience. A rare opportunity to own a move-in ready home in one of Calgary's most sought-after lake communities, offering space, upgrades & an unbeatable lifestyle location.