



**12 Lake Newell Green SE
Calgary, Alberta**

MLS # A2137775



\$849,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,510 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: N/A

Welcome to your slice of paradise! Situated on an expansive pie-shaped lot in a peaceful enclave of Lake Bonavista, this residence offers the ultimate blend of tranquility and convenience. Enjoy the convenience of strolling to South Centre Mall and esteemed schools, making errands and school runs a breeze. Plus, indulge in lake access, perfect for leisurely weekends spent by the water's edge. Situated across from a green with ample parking for guests, entertaining is effortless, inviting loved ones to gather and create cherished memories in your new home. From the moment you arrive, the curb appeal of this home is undeniable, beckoning you inside. Step into the heart of the home, where an updated kitchen awaits, complete with a central island and breakfast bar for casual dining. The gas fireplace in the dining room adds a cozy ambiance, perfect for intimate gatherings or family meals. Marvel at the vaulted ceilings that soar overhead, creating an expansive sense of space and light throughout. The seller has closed off a living room wall, however there potential to customize the layout by opening the wall to suit your lifestyle. Convenience meets functionality with the laundry conveniently located off the kitchen, ensuring chores are a breeze to tackle. Upstairs, retreat to the master bedroom complete with a 4-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level, offering ample space for the whole family. The lower level boasts even more living space, with a fourth bedroom, 3-piece bathroom, and a cozy family room, ideal for movie nights or quiet evenings in. The basement provides additional versatility with a den, storage space, and utility room, catering to all your practical needs. Outside, discover a massive backyard oasis, perfect for enjoying sunny days and outdoor gatherings. Plus, the double detached garage provides plenty of

space for parking and storage. Don't miss your chance to experience the epitome of modern living in this spacious home. Schedule your showing today and prepare to fall in love!