



**13223 Lake Crimson Drive SE
Calgary, Alberta**

MLS # A2155076



\$830,000

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|------------------|--|---------------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,292 sq.ft. | Age: | 1972 (52 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Garden | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Cork, Hardwood, Tile | Sewer: | - |
| Roof: | Fiberglass | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: none

New Improved Price! Welcome to 13223 Lake Crimson Drive. A proud family home located on a huge corner lot in Lake Bonavista! Walking distance to 2 excellent schools and many playgrounds. This charming bungalow boasts a spacious layout with almost 1300 square feet on the main level, offering three bedrooms including a walk in closet and full bath in the master bedroom. A modern kitchen overlooking the beautiful backyard a family and dining room finish this level. The kitchen and bathrooms have been updated so the house is ready for your family to move in. In the fully finished basement, adding over a thousand square feet, the possibilities are endless with a huge rec room/living space, two large rooms that can be updated to add additional bedrooms, three piece bathroom, and additional storage space - ideal for larger families. Situated on a desirable corner lot, with a stunning SW facing backyard, this property not only provides ample parking but also holds exciting potential for converting the basement in to a second unit. There are many upgrades to enjoy with this home including a built-in sound system, heated floors, granite counter tops and marble tiles in the upstairs bathrooms, new windows, cork flooring in the basement, underground sprinkler system and a fiberglass roof. Living in Lake Bonavista means access to exceptional amenities including nearby parks, excellent schools, shopping, and of course full lake access all year round! Embrace the lake community lifestyle while enjoying the comfort and potential of this wonderful property. Don't miss out on the opportunity to make this versatile and welcoming house your new home!