



**23 Lake Crimson Close
Calgary, Alberta**

MLS # A2177104



\$970,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,833 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Good street. Great house. Lake Bonavista. The Hat Trick. Clean and bright FOUR bedroom 2 storey split with 2 skylights. Renovated kitchen with lots of cabinet space and a pantry. Custom millwork on rails and stairs. Wood burning fireplace. Main floor office. Main floor laundry. Gas BBQ line. Large deck. Private SOUTH backyard w/BIG pie lot. Full developed basement with side vs centre stair for better basement flow. Basement bedroom has a 3 piece bathroom. Large storage shed. Attached double garage is 21' x 21' with gas heater and 240 power for Dad. 23 Lake Crimson is as nice as the pictures!