



**183 Lake Adams Crescent SE
Calgary, Alberta**

MLS # A2178591



\$818,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Landscaper		

Heating:	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Cork, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Storage, Tankless Hot Water, Vinyl Windows

Inclusions: TV Bracket on Main Floor.

Welcome to a beautiful 5 bedroom bi-level in the highly popular community of Lake Bonavista! This home opens to a newly renovated front entrance (2020 - door, railing, flooring) leading to the bright main floor living room. Adjacent is the dining room, great for any entertaining events or quiet family dinners. The kitchen is fully renovated (2020) with a breakfast bar and counters in elegant quartz. Plenty of new cupboards in the latest designer colours and the full array of appliances complete the room. There are three bedrooms on the main floor: the sizeable master with a two piece ensuite and two other bedrooms. The basement has a large games / recreation room and a comfy family room with a brick faced fireplace perfect for cozying up on a cold night. As well, there are two good sized bedrooms and a 3 piece bathroom. The utility room includes the washer and dryer, a newer high efficiency furnace (2018), and a tankless hot water system. The front yard was professionally landscaped as a rock garden with mature trees. In the backyard there are a raised deck, a lower concrete paved fire pit area, and lots of green space for the kids to play in. Bonus, the roof is newer (2017). The double detached garage is oversized and provides good space for both vehicles and a workshop. If access to school is important, your kids only need to walk from the back yard and alley and you're in the school field area (Sam Livingstone School: K-4-French Immersion). This home is also close to many amenities such as shopping, parks, playgrounds, and downtown. Let's not forget this home is also a great value, so book your showing with your favourite realtor now!!