



**12136 Lake Waterton Crescent SE  
Calgary, Alberta**

**MLS # A2207266**



**\$785,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters		

**Inclusions:** Shed

When the topic of best streets in Lake Bonavista comes up, Lake Waterton Crescent is always in the conversation. Large lots, centrally located close to the lake and schools, great neighbours, and impressive curb appeal up and down the street. These 30-year owners have actually lived here longer than that. Before they bought 30 years ago, they rented this home. When given the option to move out or purchase and stay—based on the quality of this home and the location—the choice was easy. Great curb appeal as you walk up—lovely SW-facing patio perfect for watching your children bike and play in front. Upon entering, you will soon realize that this home was built for family living. This 4-level split floor plan caters nicely to families who want to gather and entertain together, and then retreat to various levels across the home to enjoy their own space. Over 2,500 sq.ft. of usable space across the home. Beautiful hardwood flooring throughout the bright living room and dining areas. The dining room walks out to the lovely and expansive backyard. This is an awesome space and features a large, paved brick patio, BBQ gas connection, gardens, metal fire pit, shed, and loads of space for children to play. The yard also has a prolific apple tree that produces great-tasting apples. Large kitchen has some great features: centre island for additional prep space, quartz counters, fridge with ice maker, stove with a dual oven option that is manually convertible, central vac floor sweep, and Culligan drinking water purification system. Three spacious upper-level bedrooms and 5 piece family bathroom. The first lower level features a cozy family room with fireplace and big windows. There is a fourth bedroom on this level, dedicated laundry space, and great storage. This level walks up to the backyard—super convenient. Fully developed basement

with recreation area, flex room perfect for a home gym, and a private office space which makes for a great work-from-home solution. Other great updates include: high-efficiency 95% Lennox furnace with MERV 16 filter and surge protector, Sanuvox ultraviolet air purification system, Culligan water softener, Kohler toilets upgraded to comfort height with extended bowls, and more. Amazing double garage out back is fully insulated with radiant gas heater and drives out to a paved alley. The garage also has 80 amp power with sub-panel and wiring for 15 and 20 amp services. It also has a high-amp circuit for welding equipment. Lake Waterton Crescent has a certain charm that has attracted many great families who are proud of their homes and properties. This is a central location in Lake Bonavista, so everything you need is close. You can easily pull your wagon to the lake, walk over to the Promenade to run a quick errand, and you're also centred between Lake Bonavista Montessori, St. Boniface, and École Sam Livingston—all a short walk from your next home. What an opportunity for your family—don't miss it!