



GRASSROOTS
REALTY GROUP

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203 Lake Bonavista Drive SE
Calgary, Alberta

MLS # A2207379



\$869,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,486 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gentle S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Quartz Counters, Separate Entrance, Skylight(s), Solar Tube(s), Storage, Track Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to this expansive 4 bedroom bungalow in the highly desirable Lake Community of Lake Bonavista. Step inside and be welcomed by a skylight that floods the foyer with natural light, creating a warm and inviting first impression. The rich-toned hardwood floors extends throughout the main living areas, with cozy carpeting in the bedrooms for added comfort. A formal living room, bathed in sunlight from its large windows, seamlessly flows into the dining area—perfect for hosting gatherings. The renovated kitchen boasts white cabinetry, quartz countertops, and sleek stainless steel appliances. Two generously sized windows above the sink provide a picturesque view while you cook, enhancing both the space and functionality. Adjacent to the kitchen is a cozy family room, complete with a gas fireplace, offering the perfect place to unwind with a book or enjoy a peaceful view of the backyard. The primary suite easily accommodates a king-sized bed and features an updated ensuite with a modernized shower and tub, as well as ample closet space. Two additional spacious bedrooms and a 4 piece bathroom, featuring a skylight that fills the space with natural brightness, complete the main floor. The lower level is both versatile and functional, featuring a permitted legal suite—ideal for generating rental income or extended family living. The large rec room benefits from an egress window, allowing plenty of natural light to pour in. This level also includes a large bedroom and a den, a full bathroom, and a relaxing sauna. When summer arrives, you’ll appreciate the central air conditioning, ensuring restful nights, as well as the sprawling backyard—perfect for outdoor enjoyment. The yard is beautifully landscaped, a concrete patio, and an open lawn, providing plenty of space for kids to play. Additional the shingles, furnace, and a water

heater have been updated over recent years. This home offers easy access to Fish Creek Park, the shops and restaurants at Avenida, and the community's private lake. Residents can enjoy a wide range of activities year-round, including swimming, ice skating, outdoor hockey, paddleboarding, fishing, picnicking, tennis, and even an outdoor gym. Plus, the home is conveniently close to schools and public transit, making it a fantastic location for families and commuters alike. Homes like this in Lake Bonavista at this price point are a rare find so schedule your showing today, before it's too late!