



**GRASSROOTS**  
REALTY GROUP

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**1348 Lake Michigan Crescent SE  
Calgary, Alberta**

**MLS # A2207709**



**\$588,000**

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, RV Access/Parking, RV Gated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

LOCATED ON A QUIET , MATURE, STREET WITH WEST BACK YARD ; THIS HOME FEATURES SPACIOUS MASTER BEDROOM EXPANSION , A DECK OFF THE KITCHEN, FUNCTIONAL LOWER DEVELOPMENT THAT INCLUDES A HUGE RECROOM , A CONVENIENT 3 PIECE BATHROOM , AND STORAGE. RECENT UPGRADES INCLUDE NEWER WINDOWS, VINYL SIDING, SHINGLES , AND A CENTRAL AIR CONDIONING UNIT AND FURNACE IN 2023. OUTSIDE HAS A FRONT DRIVE WAY , A HEATED DOUBLE GARAGE , POURED CONCRETE RV PARKING , ATTACHED DECK , BRICK PATIO , AND PAVED BACK ALLY . JUST A GREAT HOME IN A BEAUTIFUL LOCATION