



GRASSROOTS
REALTY GROUP

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1167 Lake Bonavista Drive SE
Calgary, Alberta

MLS # A2211032



\$799,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,711 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Reverse Pie Sh		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: TV MOUNT, CURTAINS

Discover this inviting 2-storey detached home in Calgary's prestigious original lake community, complete with full lake access for endless summer enjoyment. Spanning 1,710 sqft, this residence offers a smart layout with 3 bedrooms upstairs, including a primary with a 3-piece ensuite, plus a full 4-piece bathroom. The main floor features a versatile bedroom that doubles as an office, paired with a convenient 2-piece bath. Beautiful hardwood flows throughout, complemented by ceramic tile in the bathrooms and laundry room. A cozy gas fireplace in the family room sets the tone for warm gatherings, while the updated kitchen shines with modern finishes. Recessed lighting and Hunter Douglas motorized blinds in the primary bedroom, office, and living room add a touch of elegance. Many windows are new vinyl, enhancing efficiency and style. Outside, the home boasts Gemstone lights, a paved back lane, and a massive insulated oversized garage—perfect for a handyman or extra storage. Rain barrels integrated into the eavestroughs provide an eco-friendly touch. Recent upgrades include two high-efficiency furnaces (2022), thoughtfully repositioned to allow for an open-concept basement design, which remains unfinished and ready for your vision. A new hot water tank (2022), water softener, and A/C ensure year-round comfort. Vibrant perennial beds grace the front and back yards, adding charm and low-maintenance appeal. Located in an exclusive community with lake privileges, this well-maintained home blends practicality with modern updates at a competitive price. Schedule your viewing today!