

1303 Lake Michigan Crescent SE  
Calgary, Alberta

MLS # A2167256



## \$617,500

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Lawn, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows, Wet Bar		

**Inclusions:** Dart board, basement wall unit, wine rack in utility room, garden shed, bedroom shelves

Updated and well-maintained bungalow in Lake Bonavista Downs. The main floor has been opened up (wall between kitchen and living room has been removed), and natural light is abundant. There have been several important upgrades including: New lifetime rubber shingled roof, all new windows, all new kitchen appliances (2023), newer high efficiency furnace, central air conditioning, both main floor bathrooms and a newer garden shed (10'x8'). The main floor has a wood burning fireplace and a kitchen that was fully updated. The basement is fully developed with a large family room complete with wet bar (and full-sized fridge included), 3-piece bathroom, 4th bedroom, and a large mechanical room with lots of storage. The yard is fully landscaped with newer fencing and includes secure RV parking, a firepit, stamped concrete, perennials, and a double garage that opens to a paved back lane.