

**732 Lake Bonavista Drive SE
Calgary, Alberta**

MLS # A2176567



\$799,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	1969 (55 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: shed x2

Amazing value in Lake Bonavista! Welcome to 732 Lake Bonavista Drive & to this gorgeous, meticulously maintained home in a fabulous location only foot steps to the lake! This floor plan offers 2300 square feet of developed space. With 5 bedrooms, 3 full bathrooms & numerous areas to relax & entertain, this home definitely ticks every box on your checklist for what you're looking for in a home in Lake Bonavista. Gorgeous curb appeal as you walk up to the home. The front crescent driveway has been such a great feature for these owners. Awesome for busy families with a few vehicles & for visitors. Also offers a convenient, low maintenance front yard. Walk-in & you'll appreciate the care & attention that these owners have put into your next home. This floor plan caters really well to families who like to gather, entertain, but also retreat to their own spaces. The large kitchen features a centre island with garbage pullout that really enhances the space here. Loads of cabinet space, handy features & new fridge in 2021. Gorgeous hardwood across the main & upper level. All bathrooms have been renovated. The lower level features a very cozy living room with mantled gas fireplace featuring classic Lake Bonavista red brick. This home also has amazing storage space! All of the space across the floor plan is just very well thought out here. This home has been thoughtfully updated with loads of features. High efficiency furnace (2016), hot water tank (2023), refinished floors, and updated baseboards, casing, and interior doors. Fresh interior paint was added (2017) & new ceiling insulation (2022). New carpeting has been added to the 3rd & 4th levels. Further updates include an egress window and drywall in the 5th bedroom, all-new light fixtures, & triple-pane windows in the 2nd and 3rd bedrooms. The 4th bedroom has a new egress window and insulated

ceiling. The primary bath features a new cabinet, stone surfaces, and a 10-mil glass shower door, along with a custom closet organizer in the primary bedroom. The lower floor bathroom has been refreshed with new stone, tile, & toilet. You will fall in love with the backyard! This outdoor space is complete with fresh landscaping, brick patio, gorgeous fence & 2 storage sheds. 2x6, insulated/heated garage with newer garage door. There are only select locations that have a truly walk-able proximity to the lake, and this is one of them. Load the wagon & walk for a couple of minutes to get to the promenade & main lake entrance. Lake Bonavista is Calgary's premier lake community offering 365/year access to the community lake for swimming, boating, fishing, bbq's, skating & sledding. You are only a 2 minute walk to the Lake House, one of Calgary's most highly regarded restaurants. This is a beautiful home that was renovated & maintained for family living. Many modern conveniences, but the owners also put special care & attention to maintaining some of the neighbourhood character that Lake Bonavista residents appreciate.