

## 489 Lake Ontario Place SE Calgary, Alberta

**MLS # A2255843**



# \$775,000

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** vacuum system (not working properly, as-is)

**\*\*Open House Saturday, Sept 20 12:30-2:30\*\* LAKE BONAVIDA!** Full lake privileges & access to Calgary's premier community amenity, Lake Bonavista. Welcome to 489 Lake Ontario Place. This is such a special location in the community - virtually no traffic on this street & facing a green space. So quiet! These owners have meticulously cared for this home for over 17 years, raising their family in this special home & location. This is the exact type of conditioned home & location that you want to continue with your family's legacy. This floor plan is smartly designed & offers 2144 square feet of living space. Beautiful curb appeal greets you as you arrive at the home. The home is perfectly set, facing a treed area in the green space out front. Enter & the pride of ownership here is evident. Beautiful hardwood floors (2019) across the main level. Massive kitchen with wood cabinets & loads of storage + preparation space. High-quality appliances including a newer wall oven (2023). The generous dining area walks out onto an expansive upper & lower deck which is beautifully maintained. You will spend warm summer evenings relaxing & entertaining within these spaces. 3 bedrooms on the upper level, with the primary bedroom featuring a full ensuite bath. No need to share a bathroom with your children, who have their own spacious bathroom. All bathrooms in the home have been recently updated. Fully developed basement with a 4th & 5th bedroom, another full bathroom, recreation/flex space & loads of storage. There is also a dedicated laundry space which is super convenient. The furnace was replaced in 2022. This property boasts an absolutely amazing backyard. We've mentioned the beautiful deck, & there is also loads of grassy space for your children to play in. Oversized, heated/insulated 28x26 garage will house 2 large vehicles & still give you

loads of space for a workshop. There is also a paved parking pad that is adjacent to the garage. You can comfortably park 4 vehicles out back. Lake Bonavista is Calgary's premier lake community & only accessible by its residents & their guests. Open 365 days per year for swimming, boating, tennis, pickleball, skating, sledding & more. Numerous schools, parks, shopping & great access to major roadways to get you on your way! This is such a wonderful opportunity to get into this desirable community in a home & property that is affordable & turn-key ready for your family!