

**131 Lake Simcoe Court SE**  
**Calgary, Alberta**

**MLS # A2310593**



**\$999,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,319 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Skylight(s)		

**Inclusions:** Shed, Hose Wheel, BBQ, Alarm, Garage Heater, Workbench & Garage Shelves

Amazing opportunity for a large, estate quality two storey home in a great location in Lake Bonavista. Welcome to 131 Lake Simcoe Court, a 2,319 sq.ft. home designed with families in mind. This particular section of Lake Bonavista was developed in the 1990s, compared to much of the community, which was built in the 1960s & 1970s. That means you benefit from more modern construction, improved efficiencies, higher ceilings, larger living spaces, bigger bedrooms & more generous bathrooms. You can see & feel the difference. As you enter the home, you'll immediately appreciate the open, spacious feel. Beautiful oak hardwood was extended across most of the main level, with the original hardwood re-sanded to match. The large, functional kitchen offers excellent prep & storage space, along with a convenient informal eating area. The family room just off the kitchen is a comfortable place to relax, while the main floor office is a rare & valuable feature in Lake Bonavista. The attached garage is accessible from inside the home, another feature not commonly found in the community. Upstairs, you'll find three spacious bedrooms, including a primary suite with a large ensuite & walk-in closet. The fully developed basement brings the homes' total square footage to 3,250 & offers a generous recreation area, flex room, additional bedroom & full bathroom. Recent updates include air conditioning, triple pane windows, fresh paint on the main & upper levels, a new garage door, newer high efficiency furnace & more. The sunny south facing backyard provides plenty of room for children to play, & the home is ideally situated on a quiet, low traffic cul-de-sac. Close to shopping, amenities, the C-Train station & just footsteps from Fish Creek Park, you'll have hundreds of kilometres of walking paths, bike paths & nature right at your doorstep. Lake

Bonavista is Calgary's premier lake community, & this home is just a short drive from the lake. Enjoy year round recreation, including swimming, boating, beaches, fishing, tennis, skating, sledding & community facilities. Also close to schools, with quick access in & out of the community, this is a fabulous opportunity to own a home that is truly unique within Lake Bonavista. Some photos virtually staged. Call today for a private showing.