

1515 Lake Bonavista Drive SE Calgary, Alberta

MLS # A2340778



\$925,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,721 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to lake life and 1515 Lake Bonavista Dr, a well maintained home on a quiet stretch of the Drive, waiting to be handed over to the next lucky family to love! The curb appeal and front patio will steal your heart immediately and invite you to stay awhile. As you enter the home you will feel greeted by the natural light and freshly painted, warm, welcoming feel. Generous spaces for the whole family here with the inviting living & dining room, spacious kitchen, sunken family room for cozy evenings and wood burning fireplace (with gas light) and a 4th bedroom or office conveniently tucked away; there is space for all. The upper level features 3 bedrooms including a primary bedroom with dual closets and an UPDATED ENSUITE with double vanity. The fully developed basement features a rec room with fitness area and a plethora of STORAGE for any active family. With updates of all the main components, including CENTRAL A/C, there is nothing left to do but move in and enjoy! The SE/NW aspect of this lovely home offers great sun and light at all times of the day. Enjoy the FRUIT TREES (apple and pear) and don't take for granted the covered back patio for evening meals. The corner lane location with NO DIRECT NEIGHBORS to the West or North offers superb privacy, also not to be missed. A BBQ gas line, shed & hot tub add to the wide open backyard. Walkable to multiple schools (public, catholic & Montessori), an off leash dog park across the street, all the trails of Fish Creek Park, and don't forget, the LAKE! Lake Bonavista is without a doubt Calgary's premier lake community offering year round amenities including beaches, boating, SUPS, fishing, ice skating, tennis, pickleball and even movies in the park! Don't miss this opportunity to live in this strong family oriented neighborhood!