

2004 Lake Bonavista Drive SE Calgary, Alberta

MLS # A2342825



\$949,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,428 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lake, Level, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Separate Entrance, Storage		

Inclusions: N/A

Welcome to a rare opportunity in the heart of Lake Bonavista, directly across from the lake and just steps from the south gate. Set on a beautifully treed 6,598 sq. ft. lot, this warm and inviting bungalow offers 5 bedrooms, 3 full bathrooms and more than 2,700 sq. ft. of developed living space, creating exceptional flexibility for families of every stage. The main floor is filled with natural light and features a spacious living room overlooking the private front garden, a formal dining area and a welcoming family room with a wood-burning fireplace. The bright kitchen enjoys peaceful backyard views through an expansive window, while the main floor offers three bedrooms, including a generous primary bedroom with its own 3-piece ensuite. Downstairs, the fully developed lower level provides two additional bedrooms, a full bathroom, laundry room, abundant storage and an impressive recreation area with a second wood-burning fireplace. A genuine cedar sauna makes the space even more memorable and offers the perfect place to unwind. Outside, mature trees, established landscaping, a private fenced yard, back-lane access and an attached double garage complete the property. Enjoy year-round lake privileges, including skating, swimming, fishing and community activities, practically outside your front door. Schools, Fish Creek Park, shopping and transit are all nearby, making this an exceptional opportunity to own a five-bedroom bungalow in one of Calgary's most cherished lake communities. Homes in locations like this are held for generations. Come experience why.