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36 Lake Lucerne Close SE Calgary, Alberta

MLS # A2352628

$899,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,460 sq.ft.	**Age:**	1972 (54 yrs old)
Beds:	4	**Baths:**	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Street Lighting, Tree		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Cedar, Concrete, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home		

Inclusions: Vac-u-flo (as is), Water Softener (as is), TV Mount & TV in basement, Pool Table & Accessories, Ping Pong Table.

** Please click on "Videos" for tour ** Welcome to an absolute gem on a whisper quiet street with a PARK right out front, in VERY desirable Lake Bonavista! This amazing home features: almost 3000 sq ft developed, 4 bedrooms, 3 bathrooms, double detached garage, renovated kitchen with quartz counters, most windows replaced, newer roof on garage (2024), large front & back patios, fully developed basement, cozy wood burning fireplace with log lighter and much more! Location is fabulous - right in the heart of the community on a very quiet street, ALL schools very close by including 1 block from Andrew Sibbald School and Nickle Junior High a short bike ride away, lake entrance minutes away, all shopping/amenities close by and very easy access to all major routes - Deerfoot/Stoney/MacLeod Trails! Lake Bonavista is a premier lake community that includes: fishing, swimming, paddle boards, beach volleyball, pickle ball courts and much more!

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