

1415 Lake Ontario Drive SE
Calgary, Alberta

MLS # A2353976

\$919,999

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,770 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	4
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Irregular Lot, Lawn, See Remarks, Sloped D		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data

Inclusions: NA

****OPENHOUSE ON SATURDAY AND SUNDAY OCTOBER 24TH AND 25TH**** THIS HOUSE HAS IT ALL!! LAKE PRIVILEGES, Brand new AC, Instant Hot water, Hot tub, RV parking, 6 parking spots, 3/4 bedrooms have an Ensuite bathroom, EV Rough-in in heated garage, MASSIVE cedar front deck, Security Camera System, Shopping, and all level of schooling nearby. Welcome to this spacious 3+1 bedroom, Just under 3,000 sq. ft. of livable space bi-level in the highly sought-after community of Lake Bonavista! With an open-concept layout, plenty of natural light, and updates throughout, this home offers a great combination of comfort, functionality, and space for the whole family. The main floor features warm laminate flooring, large windows, and a wood-burning fireplace with classic brick finishing. The kitchen offers white cabinetry, stainless steel appliances, quartz countertops, and a timeless subway tile backsplash. The spacious primary bedroom easily accommodates a king-sized bed and features garden doors leading to the deck, along with a 4-piece ensuite. Two additional bedrooms, one with an ensuite 3pc bathroom, and a 3-piece family bathroom complete the main floor. Downstairs, you'll find large windows, an oversized family room, and a wet bar, making it a great flexible space for a gym, entertaining, or relaxing. The lower level also features a HUGE additional bedroom, a 3-piece ensuite, and a kitchenette with 220V electrical service, offering excellent potential for extended family living. Outside, enjoy the large backyard; Living in Lake Bonavista means enjoying year-round lake access and recreation, with excellent schools nearby, including Andrew Sibbald School, Nickle School, and Dr. E.P. Scarlett High School. Southcentre Mall is approximately 6 minutes away, and downtown Calgary is about a 15-minute drive. Not to mention beautiful Fishcreek

park is less than a 5 minute drive away, and Fishcreek LRT station is extremely close. A fantastic opportunity to own a spacious home in one of Calgary's most desirable lake communities. Come see everything this home has to offer!