



# 1436 Lake Ontario Drive Calgary Alberta

\$599,900

\*\* Open House Sat Sept. 21 @ 1 - 4 p.m. and Sun Sept. 22 @ 12 - 3 p.m. - Visit this open house and enter to win an Adventure in the Rockies incl. \$500 to Kananaskis Nordic Spa\*\* Presenting this updated bungalow in the lovely, established community of Bonavista Downs. This well kept home offers almost 2000 sq. ft. of living space including the fully developed basement, a good-sized fenced yard and a heated double detached garage with a paved back lane. Walk in to the freshly painted, light-filled open concept living space with updated flooring throughout the main floor. The beautifully updated kitchen has custom cabinets, new stainless-steel appliances, double sinks and a bright east facing window looking out on to the back yard. There is a sliding door that can be used to close off the kitchen from the back door entrance way \*\*CREATING A SEPARATE ENTRANCE\*\* if desired for the developed basement. The main floor hosts a master bedroom with two closets and a nook with a window that could be used as an office space plus a full ensuite bathroom. A second bedroom and another full bathroom are also on the main floor. Walk down to the fully developed basement which includes a rec room and a third large bedroom (not egress) as well as a huge full bathroom with soaker tub. The spacious laundry and utility room includes plenty of additional storage area and a new 200 amp electrical panel (2022), brand new hot water tank (2024), furnace (2018) that has just been cleaned. The private, fenced back yard includes established trees, a grassy area, a shed for more storage and a gravel area that could be used for parking, a play structure or to expand the yard. The heated, double detached garage has two new garage doors (2021). Other updates include roof (2017, including detached garage), exterior paint (2024), and R12 insulation in the basement. This beautiful home has many school...

4pc Bathroom 3.07 M x 3.40 M

Bedroom 4.42 M x 3.40 M

Family room 5.56 M x 6.40 M

Laundry room 4.01 M x 5.33 M

Primary Bedroom 5.69 M x 3.83 M

3pc Bathroom 2.69 M x 1.32 M

4pc Bathroom 2.87 M x 1.50 M

Bedroom 3.05 M x 3.79 M

Kitchen 3.66 M x 4.09 M

Living room 4.34 M x 5.31 M

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca