



167 Lake Arrow Green Calgary Alberta

\$879,500

1st time on the market! The options are endless with this oversized original bungalow in Lake Bonavista! Set across from green space and on a massive (8654 sq. ft.) pie lot, your dream renovation awaits. Hidden amid gorgeous mature trees, this property has a cute and well-kept curb appeal. Inside, you'll immediately fall in love with all the opportunities to make it your own, and the oversized floor plan provides plenty of space for your designs. A big bay window welcomes natural light into the living room, and a step up takes you into the dining area, which is bright and sunny thanks to another bay window. In the kitchen, elements like original hardwood and cabinetry showcase the quality of this home - you could easily preserve your favourite aspects to add character to your remodel. A breakfast nook overlooks a sunken family room that centres around a gas fireplace in a statement brick surround. Down the hall, the primary bedroom is spacious and well-laid out; simply update it to your taste and you're all set. Two more generous bedrooms have large windows and both they and the main bathroom could also be easily refinished with your ideas. In the basement, funky retro vibes in the rec room include a cool electric fireplace that you might be tempted to keep. You'll find another bedroom and bathroom, an office, and tons of extra storage on this level. The utility room provides a workspace perfect for your hobbies. Outside, a captivating park awaits, with expansive lawns and garden beds around the patio and firepit. Mature trees line the fence and southwest exposure is a green thumb's best friend. An RV pad inside the fence is a huge perk, and there are two custom sheds as well as an oversized, heated double garage as well. This location at the corner of the paved alley makes maneuvering your trailer a breeze. The park across the street gives this block a peaceful at...

Recreational, Games room 12.75 Ft x 24.83 Ft

Bedroom 10.75 Ft x 9.83 Ft

4pc Bathroom 10.75 Ft x 10.17 Ft

Furnace 12.58 Ft x 12.58 Ft

Den 15.17 Ft x 8.83 Ft

Storage 15.33 Ft x 12.67 Ft

Kitchen 12.83 Ft x 17.75 Ft

Family room 13.58 Ft x 13.25 Ft

Bedroom 8.67 Ft x 9.67 Ft

4pc Bathroom 5.00 Ft x 8.42 Ft

Bedroom 12.17 Ft x 9.00 Ft

Primary Bedroom 14.83 Ft x 12.33 Ft

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Listing Presented By:



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See

Mirror

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Living room 17.92 Ft x 13.33 Ft

3pc Bathroom 7.33 Ft x 4.75 Ft

Dining room 9.83 Ft x 15.42 Ft