



55 Lake Geneva Place Calgary Alberta

\$825,000

Nestled in the sought-after lake community of Lake Bonavista, this beautifully maintained bi-level home is perfectly situated on a coveted cul-de-sac. Offering over 2,400 square feet of developed living space, this property provides a fantastic layout with four bedrooms, two and a half bathrooms, and a double detached garage. With two lake access points less than a kilometre away, you can easily enjoy all the recreational amenities this community has to offer. Stepping inside, the spacious foyer welcomes you with tile flooring, while hardwood flows throughout the rest of the main level. Large windows fill the open-concept living, dining, and kitchen area with natural light. The inviting living room features a cozy gas fireplace with a custom mantle, creating the perfect ambiance for relaxing or entertaining. The well-appointed kitchen boasts white cabinetry, granite countertops, a stylish farmhouse sink, stainless steel appliances, and ample cupboard and counter space. The adjacent dining area is generously sized, making it ideal for hosting gatherings. The main floor also includes three bedrooms and a four-piece bathroom. The primary bedroom offers the convenience of a private two-piece ensuite. Downstairs, the fully developed basement expands the living space with a large rec room, complete with a corner gas fireplace. A versatile den provides flexibility as a playroom or home gym. The lower level also features an additional bedroom, a four-piece bathroom, a laundry room, and plenty of storage. The backyard is designed for both relaxation and play, featuring an upper deck for BBQing, a lower patio, and a grassy area for kids. Fully fenced with alley access, this outdoor space is both private and functional. Recent upgrades to the home include air conditioning for warm summer nights, a 200-amp panel, partially upgraded triple-pane windows with a 10-15 year warrant...

- 4pc Bathroom 6.42 Ft x 7.92 Ft
- Bedroom 14.83 Ft x 16.08 Ft
- Den 10.83 Ft x 14.08 Ft
- Laundry room 4.67 Ft x 9.92 Ft
- Recreational, Games room 14.58 Ft x 18.75 Ft
- Storage 11.33 Ft x 7.17 Ft

- 4pc Bathroom 7.08 Ft x 7.33 Ft
- Bedroom 14.00 Ft x 9.50 Ft
- Bedroom 14.00 Ft x 9.50 Ft
- Dining room 11.50 Ft x 8.33 Ft
- Foyer 7.33 Ft x 6.42 Ft
- Kitchen 11.42 Ft x 13.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

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See

Mirror

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Other 6.25 Ft x 10.42 Ft

2pc Bathroom 4.00 Ft x 7.25 Ft

Living room 15.75 Ft x 14.92 Ft

Primary Bedroom 11.50 Ft x 11.67 Ft