



# 111 Lake Bonavista Drive Calgary Alberta

\$1,199,900

Amazing renovation in Lake Bonavista! Enjoy every modern convenience you'd expect in a new home while being located in the sought-after, mature neighbourhood of Lake Bonavista. This home has been completely overhauled inside & out. You don't have to lift a finger moving into this property! Gorgeous curb appeal as you walk up. Brand new composite siding & new, elegant garage door greet you as you walk up. The front garage offers direct access into the house & into a spacious mudroom/main floor laundry with sink. Very convenient for a busy family! The main floor plan is open but also offers defined spaces for your family to enjoy. Front living room transitions nicely into the large kitchen featuring European kitchen cabinets, built-in Bosch oven/microwave, induction cooktop, large pantry & centre island with seating. Large dining area transitions into the sunken family room with custom sofa's (included) & gas fireplace. Walk out from here into an amazing outdoor space. This yard is perfect & features a composite extended deck space, large shed, outdoor lighting & wired for outdoor speakers. There is a double gate for easy access to the alley, & as a nice bonus all of the power lines coming into the home are buried. No unsightly overhead power lines as you're enjoying your backyard. Half bath on the main has a sleek, floating bathroom vanity. Head upstairs & appreciate the stair lighting & contemporary staircase design feature as you walk-up. 3 good sized bedrooms upstairs, with the primary bedroom featuring a huge ensuite with walk-in shower, dual sinks, bath tub, heated floor, generous closet area & power room with a wash basin. The main bathroom also has a heated floor. Both the main & upper levels have hardwood flooring throughout. Fully developed basement has all of the important elements & really enhances the space that this home offers. Rec/flex ...

Recreational, Games room 15.33 Ft x 20.33 Ft  
Bedroom 10.92 Ft x 14.00 Ft  
Furnace 23.92 Ft x 15.25 Ft  
3pc Bathroom Measurements not available  
Foyer 6.58 Ft x 6.92 Ft  
Living room 16.17 Ft x 14.58 Ft

Family room 17.83 Ft x 12.58 Ft  
Dining room 11.58 Ft x 14.92 Ft  
2pc Bathroom Measurements not available  
Primary Bedroom 11.83 Ft x 12.83 Ft  
Bedroom 10.83 Ft x 9.25 Ft  
Bedroom 11.17 Ft x 9.25 Ft

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

Listing Presented By:



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Laundry room	6.42 Ft x 12.83 Ft	6pc Bathroom	Measurements not available
Kitchen	11.58 Ft x 14.58 Ft	4pc Bathroom	Measurements not available