



212 Lake Bonavista Drive Calgary Alberta

\$999,800

Extensively updated oversized bungalow with a 2-bedroom illegal-suite (minor upgrades required to legalize suite) in the highly coveted community of Lake Bonavista. Massive, oversized dream double car garage (24' x 28') 200-amp panel, hot water tank, heated, insulated, 8.5ft ceiling height, 3-piece bathroom and kitchenette! The exterior is outfitted w/Hardie Board siding, complemented by stunning two-tiered stone garden beds w/irrigation, front stone east-facing patio, perfect for escaping the sun or enjoying a morning coffee. This home offers nearly 2,600 sqft of living space with central air. Entering the home, you are greeted with the main living room that is bathed in natural light from three floor-to-ceiling windows and a skylight. The focal point of the room is the wood-burning fireplace (w/a gas igniter) adorned by floor-to-ceiling tile + floating wood shelves. The well-appointed kitchen is a chef's dream, featuring a massive 9ft+ granite island w/seating for informal dining, beverage fridge, induction cooktop w/raising fan, wall-oven/microwave combo, and a discrete pantry w/pull-out drawers. The spacious dedicated dining space enjoys views of the stunning west-facing backyard through patio French doors. The thoughtfully designed outdoor space features a three-tiered deck, partial pergola w/sunscreens providing shade during summer months, large stone patio w/minimal grass to maintain, RARE no overhead wires+RV parking. This home was taken down to the studs w/enhanced ROXUL insulation+walls furred out to the same standard of 2x6 construction for optimal efficiency year-round. The reconfigured floor plan creates a primary bedroom sanctuary, w/a luxurious spa-like Ensuite complete w/two seated jetted tub, a multi-head steam shower, dual vanities, an enclosed toilet, and a spacious walk-in closet. The spacious main floor front office features custom built-ins, o...

Laundry room 5.83 Ft x 4.33 Ft

Bedroom 14.08 Ft x 9.50 Ft

Bedroom 13.00 Ft x 9.00 Ft

Other 15.75 Ft x 12.50 Ft

Living room 22.17 Ft x 13.00 Ft

4pc Bathroom 8.92 Ft x 7.00 Ft

Primary Bedroom 14.75 Ft x 10.92 Ft

Bedroom 10.25 Ft x 9.17 Ft

Foyer 8.67 Ft x 4.92 Ft

Kitchen 14.83 Ft x 9.33 Ft

Dining room 14.00 Ft x 8.42 Ft

Living room 17.75 Ft x 17.58 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Laundry room 5.75 Ft x 3.75 Ft

2pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Other 66.42 Ft x 6.08 Ft

3pc Bathroom Measurements not available