



## 1023 Lake Bonavista Drive Calgary Alberta

\$939,900

Welcome to 1023 Lake Bonavista Drive and to this beautifully renovated bungalow in a prime location. There are COMPELLING reasons for you to consider this your next home! (1) THE RENOVATION QUALITY & FLOOR PLAN. Offering almost 2,500 square feet and 4 bedrooms, the space in this home is really well thought out. The open-concept main floor is great for families and entertaining. The primary bedroom was newly renovated in 2023 and features a steam shower in the ensuite, new custom built-ins in the walk-in closet, and other custom solutions to optimize the storage space. The other main-level bedroom also features a walk-in closet. The kitchen is an awesome space with a centre island/breakfast bar, a 6-burner KitchenAid gas stove (2023), and a new dishwasher (2023). Some of the best renovations in Lake Bonavista still capture elements of the original charm, which is not lost here with the red brick fireplace that serves as the centerpiece of the living room. Main floor laundry is also very convenient. (2) THE LOWER LEVEL RENOVATION This space was also beautifully renovated and is warm and inviting. It features 2 bedrooms, a full bathroom, big windows, a kitchen area, and easy access to the stairs from the back landing. This is a potential option for extended family or guests, or simply a great space to enjoy with your own family. Hot water on demand was added in 2023. (3) THE EXTERIOR UPGRADES The outdoor space is as impressive as the indoor space. The owners invested a SUBSTANTIAL amount into the exterior. New landscaping in 2023 includes a patio with beautiful paving stones and a freshly poured sidewalk leading to a custom built-in fireplace, underground irrigation, a new fence, and a composite deck. Situated on a corner, this yard gets loads of sun from the south and west. Amazing curb appeal with gemstone lighting and a large 22x24 heated garage. (4) THE LOCATION T...

Recreational, Games room 18.92 Ft x 31.00 Ft

Bedroom 12.08 Ft x 11.75 Ft

Bedroom 12.50 Ft x 13.08 Ft

Other 9.00 Ft x 7.67 Ft

Furnace 12.50 Ft x 8.08 Ft

4pc Bathroom Measurements not available

Kitchen 12.92 Ft x 13.83 Ft

Dining room 7.00 Ft x 6.42 Ft

Primary Bedroom 17.25 Ft x 13.33 Ft

Bedroom 11.92 Ft x 13.33 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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

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