



# 13224 Bonaventure Drive Calgary Alberta

\$1,499,900

Welcome to luxury living in Lake Bonavista Estates! This 2295 sq ft 2-storey home offers 5 bedrooms and 4 baths and has undergone a complete renovation taken down to the studs. The main floor boasts an open design with white oak engineered hardwood flooring and a versatile front living room that can also be enjoyed as a large dining room. The main floor also includes a stylish custom alder desk with shelves for a bright and cozy workspace. The spacious bright dining area opens to a large cedar deck for additional outdoor dining and entertainment. The kitchen is a culinary delight with high-end custom cabinetry from floor to ceiling, a 10 ft. alder island with loads of storage, built in microwave drawer, and a wine/beverage fridge, quartz countertops, \$30,000 Jenn-Air RISE appliance package, and a convenient butler's pantry equipped with a second fridge. The beautiful and spacious family room features custom alder shelving and cabinetry, and a top-of-the-line gas fireplace with additional venting to evenly heat this welcoming space. This massive family room extends out to a large patio overlooking a huge private backyard with plenty of space for multiple activities. The primary suite impresses with a custom feature wall, spacious walk-in closet with laundry, and a lavish 5-piece ensuite with heated floors. The 2nd floor also hosts 3 additional bedrooms, a main bath with double sinks and heated floors, and a convenient second laundry room with heated floors. The basement is an entertainer's haven with a glass walled gym, large recreation room, fireplace, wet bar with a wine/beverage fridge, 5th bedroom, and a 3 piece bathroom with heated floors. Beyond the exceptional interior, this home offers a large front cedar porch with a privacy wall and extensive cedar soffits, creating a charming and inviting entrance where you can sit and enjoy the evening sunset sky. ...

Bedroom 9.92 Ft x 10.83 Ft  
Recreational, Games room 20.25 Ft x 13.42 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Other 12.92 Ft x 6.58 Ft  
Other 15.25 Ft x 10.75 Ft  
2pc Bathroom .00 Ft x .00 Ft

Living room 16.25 Ft x 13.67 Ft  
Bedroom 11.08 Ft x 11.17 Ft  
Bedroom 9.42 Ft x 9.75 Ft  
Laundry room .00 Ft x .00 Ft  
Bedroom 9.42 Ft x 9.58 Ft  
5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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Family room	20.50 Ft x 15.67 Ft	Primary Bedroom	15.92 Ft x 11.33 Ft
Kitchen	19.58 Ft x 14.08 Ft	5pc Bathroom	.00 Ft x .00 Ft
Pantry	.00 Ft x .00 Ft	Other	.00 Ft x .00 Ft