



623 Lake Simcoe Close Calgary Alberta

\$1,099,000

Located in the highly sought-after community of Lake Bonavista, this classic 4 bedroom, 2 storey split complete with AIR CONDITIONING offers endless potential and rare features perfect for both home renovators and automotive enthusiasts. Just steps from Fish Creek Park and its pathways, the location alone is worth a look, but what's inside is even better. Step inside and you'll find a spacious and bright main floor featuring a large welcoming living room with bay window. The formal dining room includes a built-in sideboard ideal for hosting dinner parties and extra storage. The maple kitchen offers granite countertops, dining nook and overlooks a cozy family room with hardwood flooring and a wood-burning fireplace with direct access through patio doors to the private backyard and patio with gas line for summer BBQs its the perfect spot for summer entertaining and outdoor living. This level also includes a main-floor bedroom, 2-piece bathroom, laundry, side entrance, and access to the ATTACHED DOUBLE GARAGE. Upstairs, you'll find three bedrooms, including a massive primary suite with a walk-in closet and ensuite featuring a jetted tub, plus a 4-piece bathroom and high-end laminate flooring throughout. It's move-in ready, with room for your personal upgrades to truly make it your own. The developed basement is where the fun happens it features a games room with pool/ping pong table (included), a wet bar with built-in beer keg dispenser and fridge, a flex space perfect for movie nights or a gym, home office and plenty of extra storage in the furnace room that has 2 newer furnaces (2017) and hot water tank (2017). But here's the real showstopper, built in 2015 is a HEATED, OVERSIZED DETACHED DOUBLE GARAGE (28' x 24') with 11' walls, a 14' vaulted peak, with BUILT-IN HOIST (included) a dream space for anyone who loves working on cars, bikes, or DIY projects. Outside, en...

Recreational, Games room 11.17 Ft x 32.58 Ft

Other 9.92 Ft x 11.92 Ft

Office 9.92 Ft x 11.08 Ft

Furnace 14.17 Ft x 23.50 Ft

Living room 14.58 Ft x 17.58 Ft

Dining room 9.00 Ft x 12.25 Ft

Other 5.08 Ft x 7.08 Ft

2pc Bathroom 4.42 Ft x 5.58 Ft

Other 4.00 Ft x 10.50 Ft

Primary Bedroom 13.00 Ft x 13.25 Ft

4pc Bathroom 5.00 Ft x 8.25 Ft

Other 7.00 Ft x 4.00 Ft

a

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.heathersellscalgary.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Kitchen8.33 Ft x 11.83 Ft

Breakfast6.58 Ft x 10.17 Ft

Family room11.83 Ft x 19.42 Ft

Bedroom9.92 Ft x 11.00 Ft

Bedroom8.67 Ft x 11.75 Ft

Bedroom9.67 Ft x 10.08 Ft

4pc Bathroom7.67 Ft x 8.17 Ft