



740 Lake Ontario Drive Calgary Alberta

\$850,000

**** OPEN HOUSE SAT JAN 31 & SUN FEB 1, 12-5PM **** Welcome to this stunning 2-storey split home in the heart of Lake Bonavista, offering over 2,800 sq ft of beautifully finished living space on a prime corner lot with an oversized garage, RV parking, and ample additional parking. Thoughtfully redesigned, this home delivers an exceptional open-concept layout ideal for both everyday living and entertaining. The impressive chef's kitchen is the centerpiece, featuring a massive granite island, abundant cabinetry and counter space, extensive stonework, and steel appliances. Main-floor laundry, with an additional washer/dryer rough-in, adds convenience and flexibility. A warm and inviting family room with electric fireplace at the front of the home. Additionally, a second living space with another fireplace that opens out the sliding doors to the backyard. The primary retreat is a true sanctuary with a custom walk-in closet with automatic LED lighting, remote-controlled window coverings, and a spa-inspired ensuite highlighted by an infinity-style jetted tub. Two additional bedrooms and a full bathroom complete the upstairs. The fully developed basement offers a spacious recreation and games area, plus a second kitchen/wet bar complete with stove, hood fan, double stainless steel sink, and space for a dishwasher, perfect for entertaining or extended family living. Extensive upgrades include sound deadening triple-pane windows, two high-efficiency furnaces, two central A/C units, newer hot water tank and water softener, upgraded plumbing, electrical panel and wiring, spray foam insulation throughout the home and garage, and 220-volt wiring in the garage. Additional exterior insulation beneath the stucco ensures exceptional energy efficiency. Enjoy outdoor living with a covered patio, greenhouse, and storage shed, all within a beautifully landscaped yard. A separate side entrance...

Kitchen 11.25 Ft x 7.25 Ft

Recreational, Games room 13.50 Ft x 23.00 Ft

2pc Bathroom 4.58 Ft x 5.08 Ft

Bedroom 10.17 Ft x 9.50 Ft

Dining room 12.00 Ft x 8.17 Ft

Family room 11.67 Ft x 17.83 Ft

Laundry room 5.58 Ft x 5.58 Ft

Living room 15.50 Ft x 17.50 Ft

Primary Bedroom 12.58 Ft x 12.58 Ft

Bedroom 10.42 Ft x 8.75 Ft

Bedroom 10.42 Ft x 8.67 Ft

4pc Bathroom 7.75 Ft x 6.83 Ft

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Listing Presented By:



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