

1011 Lake Bonavista Drive SE
Calgary, Alberta

MLS # A2213793



\$849,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: High Efficiency, Forced Air

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Natural Woodwork, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Chest Freezer, Dishwasher (as-is), Shed.

This stunning two-storey home in the heart of Lake Bonavista offers nearly 3,000 square feet of developed living space and the highly sought-after four-bedroom-up floor plan. Whether you're an investor looking for a renovation project or a family ready to put in some work to create your forever home, this property is full of potential. The main floor features a large living area at the front of the home with beautiful hardwood floors and oversized windows that allow natural light to pour in. The hardwood continues through the formal dining area, which sits adjacent to the kitchen. The kitchen itself is spacious and functional, with a C-shaped layout, a sit-up peninsula and added pantry storage. Just beyond the kitchen, pocket doors open into a sunroom addition that's filled with south-facing light. This space includes a gas fireplace, Hunter Douglas blinds and sliding patio doors that lead to the backyard. On the opposite side of the main floor is a second family room that overlooks both the front and back yards, as well as a 2-piece bathroom, backyard access and an additional unfinished sunroom that could be repaired, renovated or removed depending on your vision. Upstairs, you'll find carpet in the hallway and hardwood flooring throughout all four bedrooms. The spacious primary bedroom includes a two-piece ensuite, and a shared four-piece bathroom completes the upper floor. The windows upstairs were replaced in 2018. The basement has been updated with vinyl plank flooring, a newer window, a renovated three-piece bathroom and a large recreation space with a cozy wood-burning fireplace. Outside, the south-facing backyard offers a double detached heated garage and a large shed with insulation and electricity, as well as a newly redone back fence. Additional updates include a new furnace in 2024, hot water tank in 2022, washer and dryer in 2022

and roof replacement in 2008. Located in the desirable lake-access community of Lake Bonavista, this home is less than 2 blocks to Lake Bonavista itself, where residents enjoy year-round activities like swimming, skating, paddling and fishing. The area also offers easy access to top-rated schools, Fish Creek Park, Southcentre Mall, Lake Bonavista Promenade and an array of shops, cafes and restaurants. With close proximity to transit and major routes like Macleod Trail and Deerfoot Trail, it's easy to get around the city while enjoying all the benefits of this vibrant, family-focused neighborhood. Checkout the 3D Virtual Tour and book your showing today.