

**13008 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2277601

\$1,239,900



Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,669 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Rect		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Sound

Inclusions: built in dishwasher, built in microwave and oven, refrigerator, bar fridge, washer, dryer, all curtain rods, drapes and blinds, garage opener plus one remote, lower level fridge

An exceptional renovated family sized bungalow boasting 5 bedrooms and 3 baths delivers over 3200 square feet of elegant living space. Thoughtfully planned with an offset spacious foyer, an expansive open floor plan unfolds as you enter showcasing a grand Great Room and chef inspired kitchen. A full bank of west facing windows captures the natural light and floods this home with warmth and energy. A massive quartz topped island offers additional storage and casual seating as well as a separate meal prep sink. A double stainless sink is stationed in front of the rear kitchen window; ideal for keeping an eye on children or enjoying the beautiful professionally relandscaped rear yard. A five burner gas cooktop, a built in microwave and oven., a water/ice refrigerator, a bar fridge and a built in dishwasher complete the Kitchen Aid appliance package and highlight the abundance of work space. This professionally renovated home has masterfully paired function alongside beauty. An awesome family sized dining area has patio doors which lead directly to your barbecue area. A gorgeous well planned mud room offers storage built-ins, a double closet and two sets of hanging pegs for children's wear. An enclosed laundry room is set between the mud room and the bedrooms. Two great sized bedrooms for your family share the renovated four piece main bath. Down the hall, set in privacy and quiet is the primary retreat with it's own 3 pc ensuite bath; complete with a large walk in shower. The lower level offers two more bedrooms (with legal egress windows) and a three piece bath; an ideal set up for young adult children. A massive recreation room provides ample opportunities for a gaming area, a movie pit, or a large family sized pool table or ping pong area. A private gym set up is located away from the TV/entertainment area and has plenty of space for several pieces of

equipment and your yoga mat. There is plenty of storage in the lower level. Enjoy the security of a double attached garage and extra parking on the drive for guests. This spacious family sized bungalow sets the stage for summers at the lake, walks in the beautiful green spaces nearby and is close to public transportation for adults and teens and offers quick access to the amazing amenities of Lake Bonavista. Solar panels installed in August of 2025 are already showing their benefits; an opportunity for a new owner to reap the benefits. Quick possession is possible. Call your favorite realtor today for a private showing.