



DON'T GAMBLE WITH YOUR HOME.
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123 Lake Lucerne Crescent SE
Calgary, Alberta

MLS # A2222781



\$974,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,217 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Hot Tub, Barbecue, Deck Heater, Garage Fridge, Shed x2, Deck Fan Controls, Deck TV & Mount, Hot tub Chemicals, Pump & Stairs, built-in cabinets in garage, mud room built-in shelves

DREAM GARAGE | OUTDOOR OASIS | MUD ROOM WITH WALK-UP | Welcome to 123 Lake Lucerne Crescent SE — a fully renovated gem nestled on one of the most coveted streets in the prestigious Lake Bonavista. The main floor features refinished oak hardwood flooring that flows seamlessly through the open-concept living and dining areas, framed by a large picture window that fills the space with natural light and overlooks the quiet, tree-lined street. The kitchen features undermount lighting, heated ceramic tile floors, premium stainless-steel appliances (2020), including an induction stove and combination wall oven/microwave. The main level is complete with three bedrooms and two full baths, including a primary suite with a private 3-piece ensuite. Step outside into your SW backyard and entertainer's dream, a show-stopping outdoor living space that was nominated for Best Canadian Outdoor Living Space: a covered deck built entirely of Batu, an Indonesian Hardwood, it has mood lighting, radiant heat, top of the line ceiling fans, a wood-burning fireplace, built-in BBQ, sink, and glass railings. It is a backyard sanctuary perfect for year-round enjoyment. Under the 360 sq ft deck, you will enjoy ample secured storage for tires, bikes and lawn equipment. A 2019 Arctic Spa hot tub sits beneath a pergola, while exposed aggregate pathways and smart irrigation add ease and elegance to the landscaped front and backyards. The fully developed basement is just as impressive, with large sunshine windows, a home gym and theatre space, two additional bedrooms, a full bathroom, and a mudroom that walks up to the backyard and to the oversized 716 sq ft dream garage. Hunter Douglas blinds and Central Air Conditioning finish off this home nicely. The garage is the ultimate workspace or escape with 2X6

walls sitting on a cement curb, 10' ceilings (plus vault), giving you room for 2 car lifts, with clearance for two full-sized pick-up trucks. It has in-floor heat, an HRV unit, built-in cabinetry, a 2-piece bath, Polyaspartic-coated floors, a floor drain for the hot tub, an 18' trench drain, six 220V plugs, and side-mounted openers. Don't miss your chance to own this one-of-a-kind property in one of Calgary's most sought-after neighborhoods. Living in Lake Bonavista offers a lifestyle like no other community in Calgary. Enjoy year-round access to the community's private lake for swimming, skating, fishing, and paddling. Lake Lucerne Crescent is walking distance to both elementary and Jr. High schools and only one block away from Fish Creek Park, providing endless trails and nature escapes. The neighborhood is also home to convenient shopping, and dining options, all while offering easy access to major thoroughfares for seamless commuting throughout the city.