



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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904 Lake Bonavista Green SE  
 Calgary, Alberta

MLS # A2248241

**\$950,000**



|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                                                |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 1,788 sq.ft.                                                  | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                           |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Reverse Pie Shaped Lot, Street Lighting |               |                   |

|                    |                                                                                                                                            |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco                                                                                                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, French Door, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                        |                   |      |

\*\*\*Open House Thursday & Friday 1:30-3:30 and Saturday 11:30-1:30pm\*\*\*Welcome to a home that blends comfort, character, and an unbeatable Lake Bonavista lifestyle &mdash; where families enjoy year-round lake access, top-rated schools, and a welcoming sense of community. Close to 1800 sq. ft. of living space, this thoughtfully designed two-storey has room for everyone to gather, grow, and make lasting memories. Step into a sun-filled living and dining area where soaring 12-foot vaulted ceilings and 18-linear feet of windows create a warm, inviting space for family celebrations or cozy evenings at home. The kitchen is designed for both everyday living and effortless entertaining, featuring a mosaic tile backsplash, stainless steel appliances, under-cabinet lighting, a pantry with roll-out drawer, lazy susan, and five additional drawers &mdash; everything a busy household needs. A window over the sink, replaced in 2005, frames views of the backyard. Just off the kitchen, the family room offers a perfect place to unwind, complete with a gas insert in the classic brick fireplace surround, wood wall paneling, and updated carpet and underlay (2018). Sliding patio doors lead to a private concrete patio with a gas line for your BBQ &mdash; the perfect setting for family dinners under the stars. A convenient two-piece bathroom off the garage entry keeps everyday routines simple. Upstairs, four bedrooms with hardwood flooring provide comfortable retreats for the whole family. The primary suite is a peaceful escape with two closets and an ensuite featuring a make-up counter, sink, private water closet, and shower. A double linen closet, a bedroom with double doors, and windows replaced in 2005 add practical touches. The fully developed basement extends your living space with a wood-burning fireplace, three-piece bathroom, laundry, storage, and versatile rooms &mdash;

including one with a closet that needs a window be to a legal bedroom. Outside, a brick and stucco exterior pairs with mature evergreens for privacy and a charming crab apple tree. The roof was replaced in 2019, the fence is new as of 2020, and exterior lighting has been updated. A double attached garage, and an extra front parking pad complete this wonderful family home. An unbeatable location steps to the Promenade for groceries, shops & restaurants with medical facilities adjacent. This is your chance to create a lifetime of memories in Lake Bonavista &mdash; where neighbours become friends, and every season brings something to enjoy.