

# \$1,049,000 - 1039 Lake Bonavista Drive Se, Calgary

MLS® #A2223371

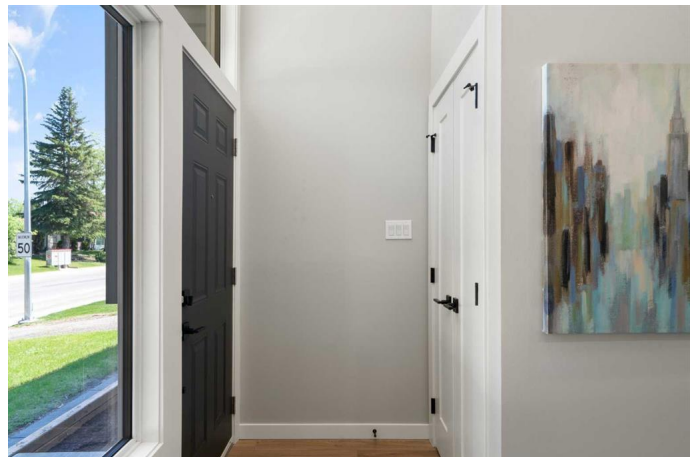
**\$1,049,000**

4 Bedroom, 3.00 Bathroom, 1,297 sqft

Residential on 0.15 Acres

Lake Bonavista, Calgary, Alberta

Step inside this beautifully upgraded four-level split, a true gem nestled in prestigious Lake Bonavista. Every inch of this stunning home has been meticulously updated, captivating you with luxurious vinyl plank flooring, a fresh interior, abundant light, and a soaring vaulted ceiling. The open-concept main floor masterfully blends style and functionality. The living room features a modern fireplace and charming garden views. The sleek kitchen is a chef's delight, boasting a center island with ample seating, extensive quartz countertops, and brand-new stainless-steel appliances. The adjacent dining room offers a versatile space for any gathering. Ascend to the upper level's gorgeous primary suite, a private sanctuary with a walk-through closet leading to your spa-like ensuite. This oasis includes an elegant standalone soaking tub, dual sinks, and a spacious walk-in shower. A second bedroom with its own four-piece ensuite is also conveniently located here. The lower level, graced with new carpeting, expands functionality with a good-sized office and two additional bedrooms. A conveniently located three-piece bathroom serves this level. Descending further, the basement transforms into a haven for entertainment with a large recreation room and handy dry bar. Step outside into the generous sunny, fenced backyard with a paved patio for BBQs, sprawling green space, and garden potential. Direct access to your rear, detached double garage ensures convenience, while the front



driveway provides additional parking. Lake Bonavista itself is more than just a community; it's a lifestyle. Just minutes away, the shimmering lake offers abundant year-round activities, from swimming and beaches to tennis, an outdoor gym, and more. This highly desirable community boasts a prime location with easy access to major thoroughfares, South Centre Mall, diverse restaurants, and Fish Creek Park. A home of this caliber, in such a coveted location, is exceptionally rare and will undoubtedly be claimed swiftly. Book your showing today!

Built in 1971

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223371      |
| Price          | \$1,049,000   |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,297         |
| Acres          | 0.15          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1039 Lake Bonavista Drive Se |
| Subdivision | Lake Bonavista               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2J 0N8                      |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Park, Picnic Area, Playground, Recreation Facilities |
|-----------|------------------------------------------------------|

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Detached, Driveway, Additional Parking |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Dry Bar, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer                                                                                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                               |
| Fireplaces        | Electric, Living Room, Basement                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                                                                                                  |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Garden |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Brick, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 73             |
| Zoning         | R-CG           |
| HOA Fees       | 414            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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