

\$1,550,000 - 435 Lake Simcoe Crescent Se, Calgary

MLS® #A2239524

\$1,550,000

6 Bedroom, 4.00 Bathroom, 2,976 sqft

Residential on 0.21 Acres

Lake Bonavista, Calgary, Alberta

OH, Sat July 19, 1â€“3pm Welcome to Lake Bonavista Estates & to a property with a number of combined features that are rarely found together in this community. (1.) THE SQUARE FOOTAGE OF THE HOME: At just under 3,000 sq.ft, homes of this size are made available in this price category in Lake Bonavista less than once per year on average. 4 bedrooms on the upper level + a seldom found bonus room with a vaulted ceiling which functions well as a home theatre room, home office or playroom. The main floor features large principal rooms & caters perfectly for entertaining & for families to spread out & enjoy the space. A large private office space features an executive desk, extensive built-in storage, including a printer garage, double-deep file cabinet & gas fireplace. Renovated kitchen opens up to a family room with large windows that overlook the backyard. Massive dining room & living area that overlooks this very quiet street. The home is orientated to capture natural light throughout the day. The lower level is completely finished & features 2 additional bedrooms, full bath & loads of storage. Easy egress window access in the basement bedrooms for enhanced safety & light. (2.) THE LOT: Set on a 9,257 square foot lot, the home is matched by the size and presence of the land it sits on. The pie lot puts most of the space where you want it - in the expansive backyard. A lot of this rarity magnitude gets sunlight throughout the day from the south. The lot is professionally



landscaped & features a large storage shed, composite deck + separate slate patio, garden boxes, u/g sprinkler system with rain sensor monitor & enclosed dog run accessed via the garage. Loads of space for your children to play, & enough space to consider a swimming pool! (3.) THE LOCATION: Lake Simcoe Crescent is a premium street in Lake Bonavista Estates, & this home is tucked right in a very quiet corner. The Simcoe streets were some of the last streets developed in the community when it was first built, & thus have many custom-built homes like this one. Some of the best curb appeal in the community is on these streets. This yard is so private due to the mature landscaping but also because it backs on to the field behind. (4.) THE UPGRADES: This home was extensively renovated & cared for by this family. Some of the notable features: extensive built-in cabinets in much of the home, Hunter Douglas blinds throughout, California Closet system in several rooms, premium wool carpets in the bonus room + basement, en-suite shower with curb-less entry & back painted treated glass to repel water, Kinetico water system, 2 AC units, Hardie siding, oversized 2-car garage with electric heater + slat wall storage system + epoxy covered floor. Homes & properties like this are opportunities seldom found. The current homeowners are exactly the kind of people you'd hope to purchase a home from - thoughtful, meticulous, & caring. Establish your family in this wonderful home in Calgary's premier lake community!

Built in 1979

Essential Information

MLS® #	A2239524
Price	\$1,550,000
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,976
Acres	0.21
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	435 Lake Simcoe Crescent Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3K7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Other, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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