

# \$864,900 - 196 Lake Adams Crescent Se, Calgary

MLS® #A2260005

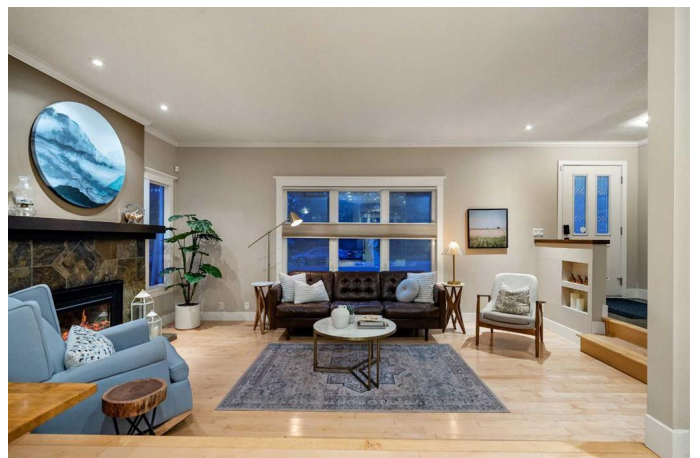
**\$864,900**

4 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

Amazing location for this renovated home in desirable Lake Bonavista. Welcome to 196 Lake Adams Crescent! It's like there's a contest on this street for best curb appeal, and this home is in the running to win! The exterior of this home was overhauled with Hardie Board (2022), soffits, and smart lighting - it's impressive! Enter the home and you will notice the care these owners have put into maintaining and renovating it. The main area features an open kitchen and dining area that flows nicely into the step-down living room. All three rooms tie together really well here. The kitchen is spacious and features a centre island with breakfast bar, loads of storage, and plenty of counter space. You will spend a lot of time entertaining in this space and enjoying the gas fireplace. There are 3 bedrooms on the main level, with the primary bedroom featuring a recently renovated ensuite. Patio doors were added in 2022 and walk out from your primary bedroom to a beautiful deck and hot tub. The hot tub is elevated on a poured concrete pad for stability. It's so convenient to lounge here in the summer, and to quickly run back and forth from your bedroom for a winter dip! The family bathroom was also renovated. The fully developed basement offers some great spaces, including a flex room perfect for a home gym, a family room ideal for a home entertainment system, a 4th bedroom, full bathroom, spacious laundry, and a large storage room. The home is also air-conditioned (2024) to keep you cool in the



summer. You will fall in love with this sunny, south-facing backyard - beautifully lit, with a gas line for your barbecue and patio heater. The paver patio is perfect for your outdoor furniture. This home is located in one of Lake Bonavista's prime pockets. À%cole Sam Livingston is just footsteps away, featuring two tot parks and a huge sports field. The lake is just a short drive away - swim, boat, skate, sled, and host your friends 365 days per year. Fish Creek Provincial Park is just a few minutes south as well. With more than 100 km of paved and unpaved trails, Fish Creek is a popular area for hiking, biking, picnicking, swimming, fishing, and observing wildlife. This is a very quiet spot, but also offers quick access to major roadways to get you on your way! What an ideal opportunity for your family in Calgary's premier lake community, Lake Bonavista.

Built in 1973

### **Essential Information**

MLS® #	A2260005
Price	\$864,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	196 Lake Adams Crescent Se
Subdivision	Lake Bonavista
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J 3N3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Electric, Recreation Room
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	33
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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