



1562 Lake Bonavista Drive

A SHORT STROLL TO THE LAKE AND
FISH CREEK PROVINCIAL PARK

proudly presented by

Deborah Clark 403.835.3385

Century 21 Bamber Realty Ltd.



CONTEMPORARY FAMILY BUNGALOW NEAR FISH CREEK AND LAKE BONAVISTA

FULLY RENOVATED INSIDE AND OUT IN 2006, this 3 bedroom family home has over 2800 sq. ft. of living space, a private south facing backyard, and close proximity to provincial park and lake recreation. Perfect.



BEAUTIFULLY RENOVATED LAKE BONAVISTA BUNGALOW

BEAUTIFULLY RENOVATED 3 bedroom bungalow with over 2800 sq. ft. of total living space, walking distance to schools, playgrounds and shopping, and a short stroll to both Fish Creek Provincial Park and the south shores of Lake Bonavista for the best in all-season recreation. Highlights include maple hardwood throughout the main level, custom kitchen with Shaker maple cabinets and high end stainless steel appliances, and a fully finished lower level. Lots of natural light, enhanced with solatubes, a high performance daylighting system that provides exceptional, energy efficient natural lighting throughout the main floor living area. Private, fenced south facing backyard with established perennials, and an overhead double detached garage.

OPEN, UPDATED & CONTEMPORARY

With a wonderful floor plan and clean, modern styling, this updated bungalow is ideal for those looking for a contemporary lifestyle, close to all city conveniences, yet surrounded by great recreational opportunities in a setting more typical of rural areas.



The south entrance to Lake Bonavista is just 5 minutes away by foot, offering tons of recreational fun – cycling, stroller walking, tennis, fishing, free paddle boating, lots of swimming and beach play, and an idyllic waterfall where you can see baby ducklings each spring.



Fish Creek Provincial Park - Alberta's largest urban park - is a 10 minute stroll from your front door. Here you can hike, bike and cross-country ski on the extensive, 80 km trail system, watch for wildlife, or just grab a quiet moment away from it all.



WARM + INVITING

Open and bright, with your choice of two adjoining living areas. Fireplace view from the dining room makes the kitchen/eating area is a natural gathering place for family and friends.



You'll appreciate the tasteful finishing choices which include maple cabinets and flooring, Jenn-Air refrigerator and gas stove with convection oven and warming drawer, plenty of counter space, large pot drawers, and a well planned work area.



Large windows and solatubes naturally illuminate the kitchen, dining and living areas, giving the entire space a cheerful, welcoming feel.



OPEN CONCEPT LIVING

The main floor living area is spacious and bright, with a wonderful open floor plan perfect for entertaining and keeping track of kids. The kitchen has plenty of custom maple cabinets and large drawers with a Shaker profile, lots of counter space, a good sized prep island with breakfast counter, and high end stainless steel appliances — Jenn-Air downdraft gas stove with convection oven and warming drawer, Jenn-Air refrigerator with lower freezer drawer, and a super quiet Kenmore Elite dishwasher. Open to the kitchen, and a great place to relax and unwind, the living room has solatube lighting, top-down blinds, and a large window with lovely views of the towering spruce trees out front. The cozy adjoining family room has a floor to ceiling wood burning fireplace with distinctive arched design, and easy access to the back BBQ patio and private, sunny backyard.

THREE GOOD-SIZED BEDROOMS ON THE MAIN LEVEL

This home has two bedrooms that share a 4 piece bathroom, and a lovely master bedroom with a 4 piece ensuite bath.



MASTER SUITE AND TWO ADDITIONAL BEDROOMS

On the main level you'll find three bedrooms: two good-sized bedrooms overlooking the private yard that share an adjacent 4 piece bathroom with tub and shower combination - great for kids or guests. The peaceful master suite has maple flooring, two closets with built-in shelving and a 4 piece ensuite bathroom with jacuzzi tub, ceramic tile, updated fixtures and cabinetry.

The master bedroom is a settled, uncluttered space that invites relaxation.



Fully finished in 2006, the lower level is ideal for independent teens, family recreation, or home business pursuits.



PLENTY OF GREEN SPACE

With Fish Creek and Lake Bonavista around the corner, and your own full-sun private yard to garden, you'll have the best of both worlds — plenty of green space and easy access to city life.



As a resident of Lake Bonavista you will have lake privileges for a small yearly fee, giving you access to year-round activities including skating, outdoor hockey, swimming, fishing and boating.



Fish Creek borders the Lake Bonavista neighbourhood to the south, and provides a variety of outdoor recreation opportunities.



THE LOWER LEVEL IS DESIGNED FOR DAILY LIVING

The fully finished lower level adds over 1390 sq. ft. of extra living space and includes a spacious recreation room with plenty of room for the kids to play, a private home office, cedar sauna, exercise room, and 3 piece bathroom.

Well maintained, with excellent 'Keith Built' craftsmanship, and high quality finishing throughout, this home has lots of well planned space and a wonderful floor plan — ideal for an active family looking for a variety of city services and diverse community programs, excellent schools for the kids, and abundant parkland recreation nearby. There's nothing to do but move in and enjoy!

Residential

1562 LAKE BONA VISTA DR SE

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LP: \$ 595,900



Status: A
Area: Calgary
Community: Lake Bonavista 235
Style: Bungalow
Zone: Zone D
Year Built: 1972

MLS#: C3507340
Postal Code: T2J 3H1
Linc #: 0016969553
Type: Residential Detached Single Family
New Home on Old Lot: Remod:
Finish Lvl: 2

Mortgage: \$ 0
Cash Down:
Payments: Lender:
Due:
Rate:

Legal Plan: 955LK
Blk/UF: 20
Lot/Unit: 4

Please allow 24 hours notice for viewings. Call Deborah at 403-835-3385 or email to book showings. Please do not use texting, touchbase or paging.

Prop Class: Single Family

Beautifully renovated 3 bedroom Keith Built Lake Bonavista bungalow with over 2800 sq ft of total living space, walking distance to schools, playgrounds and shopping, and a short stroll to both Fish Creek Provincial Park and the south shores of Lake Bonavista for the best in all-season Calgary recreation. Wonderful open floor plan with maple hardwood flooring throughout the main level, custom kitchen with shaker maple cabinets and high-end stainless steel appliances, lots of counter space, large drawers, island with breakfast counter, and a fully finished lower level. Lots of natural light, enhanced with large windows and solatubes throughout the main floor living area. Large private, fenced, south facing backyard with established perennials and an oversized garage (24x24 with a 9ft overheight door). This lovely home is just a few minutes from the C-Train and has convenient driving access to downtown. This is an amazing property!

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		Schl Bus: N
Baths:	0	0	1	1	0	0	Elem School:	Dir:
Ensuite Bth:		0	0	1	0	0	Jr/Mid Schl:	
Bdrms Abv:	3 Total Bdrms: 3			Addl Rms:			High Schl:	
Fin FP/Rgh-In:	1/	Fpl Fuel: Wood Only					Other Schl:	
Parking:	Double Garage Detached						Garage: Yes	
							Bonus Room:	
Living Room:	6.1x3.5	M		Master Bedrm:	4.0x3.4	M	Game Room	8.0x6.6 L
Dining Room:				Bedrm 2:	3.7x3.0	M		
Kitchen:	4.0x3.6	M		Bedrm 3:	3.0x2.6	M		
Family Room:	4.4x3.5	M		Bedrm 4:				
Den:					3.6x3.0			

	Level	Mtr2	SqFt
Main Lvl:	135.0		1453.14
Upper:			
Above Grd:			
Lower Lvl:			
Below Grd:	130.0		1399.32
Total A.G:	135.0		1,453.14

Flooring: Hardwood, Carpet, Stone
Foundation: Concrete
Exterior: Brick, Cedar
Heating Type: Forced Air-1
Features: NONE

Roof Type: Asphalt Shingles
Fireplace: Brick Facing
Construction: Wood Frame
Basement: Full
Bsmt Dev: Fully Finished
Heat Fuel: Natural Gas
Goods Excluded: mirror in foyer, dining room chandelier, tv in workout room, rods and drapes in front living room, drapes in master bedroom

Goods Incl: DWBLT, HOODF, OPEN2, REFRG, STVGA, OVNMW, VACAT, VACSY, WINDA, WTRSF, GARBU

Site Infl: FENCE, FLAT, FRUIT, LANE, LANEP, LEVEL, LNCSA, LNCSL, PRIV, SCHLS, PLAY, TRANS

Lot Shape: Rectangular
Frntg X Dpth: 14.9 TTL: 558.5 m2
Zoning/Land Use: Residential Single Family Residential Single Family Dist

Amenities: CABTV, FENCE, LAKEP

Conform:

Restrictions: N-KNW

Tax Amt/Yr : \$ 3,143 / 2012 **LI:**

Warranty: None

Condo Name: **Ownership:** PRIV **Condo:** **HOA:** \$ 262

Prk Encl/Unit/Type: 2 **Incl:** LAKE

Registered Size:

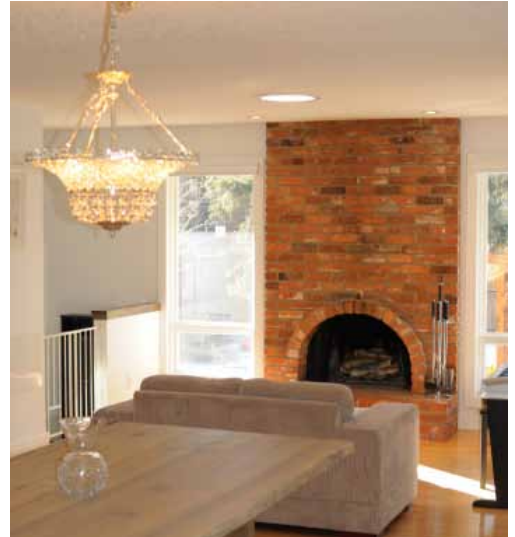
Seller: Lomas **Appt:** LIST HOURS Deborah Clark
List Realtor: Deborah Clark ID: CCLARKDE Fax: 403-949-4241 **Appointment Ph:** 403-835-3385 **List Date:** 02/06/12
List Realtor Email: dclark@realestatenearbraggcreek.com **List Realtor Web:** <http://www.realestatenearbraggcreek.com>
List Firm: CENTURY 21 BAMBER REALTY LTD. Ph: 403-245-0773 Fax: 403-229-0239 **Occupancy:** SELLR **SRR:** N
List Realtor2: **Possession:** 60 Days /negotiable **Exclusion:** N
List Firm2: **Comm:** 3.5% of 1st 100K plus 1.5% BOSP

Pend Date: **Sold Date:** **Sold Price:** **DOM:** 1 **Entered:** 02/06/12

Sold Term: **Disc:** **Expiry Date:** 06/30/12

Sell Firm: **Sell Firm 2:**

Sell Agent: **Sell Agent 2:**



Deborah Clark
REALTOR®
Opening New Doors For You
In The Bragg Creek Area



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