

# \$1,074,900 - 1039 Lake Bonavista Drive Se, Calgary

MLS® #A2223371

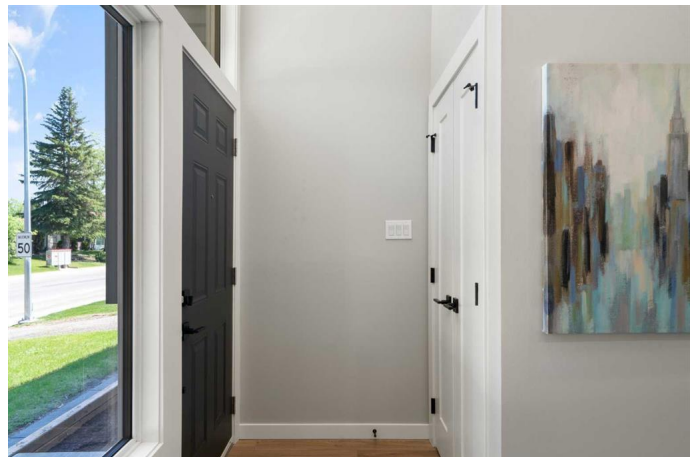
**\$1,074,900**

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	\$1,074,900
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	Additional Parking, Double Garage Detached, Driveway
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
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	Basement, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	May 30th, 2025
Days on Market	37
Zoning	R-CG
HOA Fees	414
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.