

2148 Lake Bonavista Drive SE  
Calgary, Alberta

MLS # A2215505



**\$950,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Walk-In Closet(s)		

**Inclusions:** shed, universal gym

Welcome to LAKE BONAVISTA ESTATES and to this absolutely meticulous home and property. This beautiful renovation offers the perfect opportunity for an optimal, family-friendly floor plan with an amazing sunny, south-facing backyard in a prime location within this community. Completely move-in ready, this home offers nearly 2,500 square feet of living space. There is clear pride of ownership on display here, with great curb appeal as you walk up. The curved driveway allows you to maneuver your vehicle so it faces the road when you exit, making it easy to get on your way. Enter and you'll notice how bright this home is. Gorgeous hardwood flooring spans the main level, and the renovated kitchen features alder cabinets, smart storage solutions, a new fridge and stove (2025), granite counters, and a tile floor. The owners upgraded the kitchen railing that leads into the family room just off the kitchen. This is a great room to hang out in. You can watch TV at the breakfast table, enjoy your fireplace, or step out to the sunny backyard patio. There is also an office on the main level that can be used as a fourth bedroom. The mudroom, which connects directly to the garage entry, features main-level laundry and overhead cabinet storage. The "x" garage was recently painted, has a newer garage opener and easily fits large vehicles. There are 3 bedrooms on the upper level, featuring a renovated full ensuite and family bathroom. The upstairs carpet is brand new (2025). The fully developed basement offers great options for additional living space—perfect for a playroom, home gym, home entertainment, or office. There is also ample storage. The home has been painted over the years to maintain a fresh, clean look. You will fall in love with the backyard. The owners installed a paver stone patio, replaced the fence, and

beautifully landscaped various areas of the yard. Mature trees and shrubs offer privacy and enhance your enjoyment. The garden shed is conveniently powered with electricity. The owners also poured concrete sidewalks along the east and west sides of the house. Over their time here, the owners have updated and regularly maintained most mechanical and structural components: most windows, furnaces, hot water tank, air conditioning, attic insulation, shingles, and more. Paved back alley, great neighbours on both sides, and snow is removed by the City on the street during winter. Lake Bonavista is Calgary's premier lake community, offering lake privileges to its residents and their guests. Swim, boat, fish, play tennis, pickleball, skate, sled, and more—the lake is open 365 days a year. Amazing access to multiple schools, transit, shopping, and Fish Creek Park. Turnkey home, meticulous exterior, and maintained for easy, family living. Everything you need is here—and at a very attractive price for Lake Bonavista Estates!