

13015 Bonaventure Drive SE  
Calgary, Alberta

MLS # A2256199



**\$879,900**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | Bungalow                                                         |               |                   |
| <b>Size:</b>     | 1,560 sq.ft.                                                     | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 3                                                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed |               |                   |

|                    |                                                                                                                        |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum                                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |

**Inclusions:** Window coverings (blinds only), garage opener (1), hood fan

**\*\*Open house Saturday, September 13 from 2-4 pm\*\*** This spacious and well-maintained bungalow offers just under 3,000 sq. ft. of living space across two levels, making it an excellent choice for families, professional couples, or those looking to downsize without giving up comfort. The main level features a primary bedroom with its own en-suite, a versatile office/den, and inviting living spaces highlighted by vaulted ceilings and a cozy gas fireplace. A dedicated dining room sets the stage for family dinners, hosting friends, or celebrating special occasions, while the convenience of a main floor laundry adds ease to everyday living. Thoughtful updates include refinished hardwood floors, newer stainless-steel appliances, two new picture windows in living area and primary suite, and Hunter Douglas blinds throughout. Downstairs, the large developed basement provides incredible flexibility with two oversized bedrooms, a renovated modern bathroom, generous storage, and plenty of space for a recreation area, family gatherings, or a private guest retreat. Outdoors, the west-facing backyard has been redesigned with new landscaping, and an extended patio area, offering the perfect setting for summer evenings, entertaining, or simply relaxing in the sun. A front attached garage adds convenience year-round. Living in Lake Bonavista means access to a lifestyle like no other—exclusive lake access for swimming, skating, and year-round recreation, plus close proximity to Fish Creek Park, schools, shopping, the LRT, Macleod Trail, and Anderson Road. With its functional layout, abundant storage, and unbeatable location, this bungalow is ready to welcome its new owners.