

# **\$789,000 - 1275 Lake Sundance Crescent Se, Calgary**

MLS® #A2210528

**\$789,000**

4 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this beautifully maintained 1,519 sqft bungalow, located in the highly sought-after community of Lake Bonavista. Nestled on a quiet crescent, this home is being offered for sale for the first time by its original owners. The property features impeccable landscaping front and back. If desired there is plenty of space in the back yard to add a double garage that would be easily accessible from the paved back lane. The new owner of this property will have year round access to the lake and recreational park.

The thoughtful layout flows effortlessly from the inviting living room to the dining area and rear family room, which boasts a cozy gas fireplace.. The kitchen overlooks the main living area and seamlessly connects to both the dining and living roomsâ€”ideal for entertaining. The main floor offers three spacious bedrooms, including a large primary bedroom complete with a 3-piece ensuite with a convenient walk in shower. There is also a 4-piece bathroom for added convenience. The basement includes a fourth bedroom with egress window, 3-piece bathroom with walk-in shower, ample storage space, and spacious laundry room.

Recent upgrades include newer carpet on the main floor with original oak hardwood flooring underneath, a 10-year-old roof, an upgraded furnace with air conditioning, and a newer hot water tank. The home is steps away from schools, churches, parks, golf courses, ice rinks, dog walking area, public transit, and the



lake. This home offers the perfect blend of modern comfort and an unbeatable location with quick access to Deerfoot Trail, ILake Bonavista mall (Safeway, Shoppers Drug Mart, TD bank) Trico Leisure Centre Southcentre, the Fish Creek Library and Fish Creek Park. Appliances included are in as is condition. Donâ€™t miss out on this move-in-ready gem!

Built in 1971

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210528    |
| Price          | \$789,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,519       |
| Acres          | 0.13        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1275 Lake Sundance Crescent Se |
| Subdivision | Lake Bonavista                 |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2J 2S7                        |

### Amenities

|           |              |
|-----------|--------------|
| Amenities | Beach Access |
| Parking   | Off Street   |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home |
|-------------------|------------------------------------------------|

|                 |                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Microwave Hood Fan, Window Coverings |
| Heating         | Forced Air                                                                                                |
| Cooling         | Central Air                                                                                               |
| Fireplace       | Yes                                                                                                       |
| # of Fireplaces | 1                                                                                                         |
| Fireplaces      | Gas                                                                                                       |
| Has Basement    | Yes                                                                                                       |
| Basement        | Finished, Full                                                                                            |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Brick, Concrete, Metal Siding, Wood Frame                                                |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |
| HOA Fees       | 368              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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