# \$1,729,999 - 13016 Lake Twintree Road Se, Calgary

MLS® #A2206440

## \$1,729,999

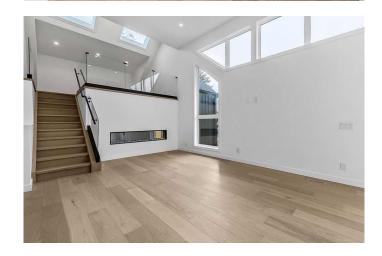
5 Bedroom, 2.00 Bathroom, 2,202 sqft Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Welcome to an exclusive bungalow nestled in the prestigious community of Lake Bonavista. Boasting over 3400 SQ FT of living space and a front AND back double garage, this luxurious residence is within walking distance to the lake, local schools, shopping and Fish Creek Park nearby. As you enter, soaring vaulted ceilings greet you and run through the living room with gorgeous fireplace to the contemporary loft space. The custom kitchen boasts real wood cabinetry, dovetail drawers, premium quartz counters, a massive island and is flanked by a flex space and a butler pantry. A glass-enclosed wine feature and dinette cabinetry sit just off the dining room which opens out to a bbq area and backyard. The main bathroom exudes elegance, with a custom dual vanity, in-floor heated marble tile, and sits perfectly beside two bedrooms that boast a unique loft space that could be developed to multiple future uses. The primary suite offers a spacious layout, a large walk-in closet, and a luxurious ensuite with a freestanding soaker tub, marble tile, custom double vanity, and a dual shower framed by an exotic backlit illuminated quartz. The basement is an entertainer's dream with a living room, wet bar, bathroom with walk-in shower, flex room, and two additional bedrooms. The front and backyards await your touch and are ready to take advantage of the supplied personalized landscaping package. Meticulously renovated down to the studs, this home features upgraded insulation, new







electrical and plumbing, smart switches, engineered hardwood, and all new doors, trim, and paint. No expense has been spared in creating this luxurious masterpiece, don't miss your chance to make it yours!

#### Built in 1972

## **Essential Information**

MLS® # A2206440 Price \$1,729,999

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 2,202 Acres 0.14 Year Built 1972

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 13016 Lake Twintree Road Se

Subdivision Lake Bonavista

City Calgary
County Calgary
Province Alberta
Postal Code t2j2x3

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Single Garage Attached

# of Garages 3

#### Interior

Interior Features Closet Organizers, Double Vanity, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Bar, Recessed

Lighting, Skylight(s)

Appliances Bar Fridge, Built-In Refrigerator, Dishwasher, Gas Range, Washer/Dryer

Heating Forced Air Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 29th, 2025

Days on Market 13

Zoning R-CG

HOA Fees 368

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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