



GRASSROOTS
REALTY GROUP

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1102 Lake Christina Way SE
Calgary, Alberta

MLS # A2296764



\$889,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,759 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Off Street, On Street, Parking Pad, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Slope		

Heating:	High Efficiency, Fireplace Insert, Fireplace(s), Forced Air, Humidity Control, Radiant Heat	Water:	Gas	Public:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer		
Roof:	Asphalt Shingle	Condo Fee:	-		
Basement:	Full	LLD:	-		
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG		
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas		
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows				

Inclusions: Second Refrigerator and Chest Freezer in Lower Level

POPULAR AND RARE KEITH-BUILT M-7 PLAN 2 STOREY SPLIT in the ever-popular and highly-sought community of Lake Bonavista. Welcome to a lovingly cared for, regularly maintained, and thoughtfully updated Family Home for over 50 years. The Main Level is comprised of a bright, tiled Entryway with Double Closet, a large Living Room with gleaming hardwood and a Five Pane Triple Glazed Bay Window, a Formal Dining Room in hardwood, a functional, tiled Kitchen with Refurbished Keith Maple Cupboards and Cabinets views of the Bow Valley, an attached, tiled Breakfast Nook with another view window, and a cozy step-down Family Room, in hardwood and featuring a beautiful Fireplace (Gas) wall, composed of Brick Facing, Oak Mantle and Raised Slate Hearth. The private Upper Level is comprised of a Master Bedroom with a privacy Ensuite, featuring a privacy toilet / shower component plus a sink / dressing area and a Picture Window view of the expansive Bow Valley. The Lower Level is modestly developed with a large Recreation Room and a smaller Games Room. The prime location, backing onto the edge of the escarpment overlooking the Bow Valley offers Exclusive Lake Access with year-round activities such as Swimming, Paddle Boarding and Skating, just minutes away, Excellent Public and Separate Schools, Parks, Playgrounds, Off Leash Walking Paths, Lake Bonavista Shopping Centre, Dining, Major Routes, Public Transit and LRT, Southcentre Mall. For outdoor enthusiasts, Fish Creek Park, with its scenic Pathways and picturesque Bow River, is but minutes away, offering endless opportunities for adventure and relaxation. Easy access to Stoney Trail and Deerfoot Trail. And Excellent Neighbours.