



**36 Lake Twintree Place SE
Calgary, Alberta**

MLS # A2301243

\$1,050,000



Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,542 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Lake, Landscaped, Secluded, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, High Ceilings, No Animal Home		

Inclusions: Pool table & accessories , Wine racks in lower level, Storage shelves, Freezer, Fridge in garage, Treadmill

OPEN HOUSE: May 2nd & 3rd, 2:00 PM – 4:00 PM Spectacular! Welcome to your forever home, nestled within a quiet, exclusive cul-de-sac of just 22 residences in sought-after Lake Bonavista. This substantially renovated home offers a rare blend of timeless design and true community living. The heart of the home is a stunning open-concept living space, defined by soaring 12-foot vaulted ceilings and a striking 20-foot micro-lam beam. The custom-built cherry wood kitchen is as beautiful as it is functional, complete with a Wolf gas range, Bosch dishwasher, and an expansive 8-foot granite island—perfect for everyday living and entertaining. The adjoining living and dining areas are anchored by a wood-burning fireplace and framed by dramatic floor-to-ceiling windows. The upper level offers a well-designed bedroom retreat, featuring a primary suite with a 3-piece ensuite and walk-in shower, along with two additional bedrooms and a full 4-piece main bath. A standout feature is the year-round sunroom/family room, with vaulted ceilings, a gas fireplace, and wall-to-wall windows overlooking the private, maturely landscaped yard with stamped concrete patio. The lower level provides exceptional recreational space, featuring a large games room with pool table, wet bar, and a brick feature wall with wood-burning fireplace. An adjacent exercise area offers flexibility and could easily become a fourth bedroom, complete with a nearby 3-piece bathroom with walk-in shower—ideal for guests. The fully developed fourth level adds incredible versatility, including a hobby room, quiet office nook, laundry area with space for storage and a separate storage/flex room. Oversized heated garage (25'6"x 21'4") Practical updates include air conditioning, an updated electrical panel, Lux windows+ Furnace. Enjoy all the benefits of this exceptional lake

community—swimming, skating, canoeing, and fishing—with schools nearby and only two blocks from the public elementary school. Exceptional Value & Opportunity!