



GRASSROOTS

REALTY GROUP

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**611 Lake Linnet Crescent SE
Calgary, Alberta**

MLS # A2303802



\$969,999

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,856 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Breakfast Bar, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: playground if buyer chooses to keep

Price improvement! Only a 7-minute walk to the lake—just pack up the wagon and head on over. Homes offering this level of space are few and far between in the area. With over 1,800 sq ft above grade, this property tucked on a quiet street, is a rare opportunity for families who don’t want to compromise. Whether it’s separate spaces for growing kids, room for a busy household to spread out, or a place where parents can still find a quiet moment at the end of the day, this home is designed to evolve with you—through every stage, from young children to teenagers and even welcoming grandkids for years to come. The bright, open-concept main floor is filled with natural light and anchored by a cozy wood-burning fireplace, creating the perfect space for everyday living and entertaining. Every inch of this home has been intentionally used, with incredible storage throughout and a fully developed basement offering the ultimate kids’ playroom or teen hangout space. Step outside to enjoy morning sun in the backyard and evening sun in the front. The low-maintenance front yard and functional backyard offer incredible flexibility, including a gated section ideal for RV parking or your very own backyard playground! The paved back alley provides a safe and convenient space for kids to play or ride their bikes, while the mature apple tree adds charm and seasonal beauty. Located on a quiet street with young families, this home is just a short walk to everything—only 3 minutes to a playground, 7 minutes to the lake, the shopping centre, grocery store, and access to excellent childcare options nearby. Extensively updated over the years, including newer furnace and A/C (2023), triple-pane windows, upgraded insulation, and numerous interior improvements, this home is truly move-in ready and has been exceptionally well cared for. A

thoughtful added feature, the exterior hot water line makes it easy to rinse off after lake days or keep the kiddie pool filled on hot summer afternoons. And if somehow all that isn't enough—lake days are yours to enjoy as often as you'd like. Around here, it's truly a way of life.