



**235 Lake Rosen Crescent SE
Calgary, Alberta**

MLS # A2306126



\$990,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,258 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Irregular Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities		
Inclusions:	n/a		

Located on the quiet, tree-lined setting of Lake Rosen Crescent in the prestigious community of Lake Bonavista, this beautifully updated 3+2 bedroom bungalow offers over 2,500 sq ft of refined living space on a large 7000 SQ.FT end lot with a sun-filled west-facing backyard. Blending timeless elegance with modern sophistication, the home showcases wide-plank luxury vinyl flooring, oversized windows, and an abundance of natural light throughout. The chef-inspired kitchen is designed for both everyday living and entertaining, featuring custom cabinetry, imported quartz countertops, stainless steel appliances, a gas range, an oversized island with seating, and designer lighting. The open-concept main floor flows seamlessly into spacious living and dining areas anchored by a wood-burning fireplace with custom built-ins. The primary suite offers a private retreat with a spa-inspired ensuite complete with dual vanities and an oversized tiled walk-in shower. The fully developed lower level is built for entertaining, featuring a conversation lounge with gas fireplace, media area, wet bar, and games space. Two additional bright bedrooms and a full bathroom provide excellent accommodation for family or guests, complemented by a walk-in laundry room with sink and ample storage. The oversized 24 x 22 insulated, heated garage is a standout—offering exceptional space for vehicles, hobbies, and a full workbench setup. Outdoors, enjoy a private, maturely treed end lot or relax in the sunny backyard designed for entertaining. Ideally located within walking distance to the lake, parks, schools, and Southcentre Mall, residents enjoy year-round amenities including swimming, skating, fishing, and sledding. A rare opportunity in one of Calgary’s most sought-after lake communities. Be sure to explore the immersive 3D virtual tour.