



GRASSROOTS

REALTY GROUP

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**1728 Lake Bonavista Drive SE
Calgary, Alberta**

MLS # A2308588



\$870,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,527 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to 1728 Lake Bonavista Drive SE—an exceptional opportunity to own a spacious, extensively updated home in one of Calgary’s most established and sought-after lake communities. Offering over 1,500 sq.ft. above grade and nearly 2,300+ sq.ft. of total developed living space, this well-designed 4-level split combines functionality, comfort, and long-term livability. Lovingly maintained and continuously improved, the home has seen meaningful upgrades since 2023, including a fully refreshed front yard, all windows replaced with energy-efficient triple-pane units, a new hot water tank, and a new front entry door—enhancing both efficiency and curb appeal. Situated on a quiet stretch within a school zone and facing open green space, this home enjoys a peaceful, family-friendly setting. The main level has been opened up to create a bright and connected living space, featuring a kitchen with generous cabinetry and modern appliances, flowing into a spacious dining area with a cozy fireplace. The front living room captures unobstructed views of the green space and is filled with natural morning light. Upstairs, you’ll find two generous bedrooms, including a thoughtfully designed primary retreat with a renovated ensuite and a fully enclosed walk-in closet—an uncommon feature at this price point in Lake Bonavista. An updated main bath and additional bedroom complete the upper level. The lower level offers a third bedroom, full bath, and family room—ideal for guests, teens, or multi-generational living. The fully developed basement, complete with soundproofing, provides excellent flexibility for a gym, media space, or playroom, along with abundant storage. The sunny south-facing backyard and large double detached garage add to the home’s everyday practicality and enjoyment. What truly elevates this property is the

lifestyle it offers. Lake Bonavista is Calgary's premier lake community, known for its mature trees, strong sense of community, and exceptional year-round amenities. Residents enjoy private lake access with swimming, paddleboarding, skating, and fishing, along with tennis courts, parks, and community events throughout the year. Fish Creek Park is just minutes away, offering endless outdoor recreation. This home has been a place of pride, growth, and wonderful memories for its owners—offering a warm, uplifting atmosphere that's immediately felt the moment you arrive. Move-in ready and full of potential, this is a rare opportunity to secure not just a home, but a lifestyle defined by comfort, community, and lasting value. Some photos have been virtually staged to illustrate furnishing possibilities and the home's potential layout.