



**32 Lake Crimson Close SE  
Calgary, Alberta**

**MLS # A2317987**



**\$849,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,253 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Basement Fridge, Shed, Work Bench in Garage

Welcome to 32 Lake Crimson Close, a beautifully maintained, 5 bedroom home in the heart of Lake Bonavista, set on a super quiet street with limited traffic. Lovingly cared for by long term owners for the past 47 years, this property reflects true pride of ownership and offers a rare opportunity to move into a home that is mechanically and structurally sound, meticulously kept, and ready for its next chapter. With almost 2,400 square feet of developed living space, the home provides a functional and comfortable layout for families and buyers looking for a solid home in one of Calgary's most established lake communities. The main floor features durable porcelain tile flooring, triple pane windows, some of the softest carpet you'll feel under your feet and bright, welcoming living spaces that have been carefully maintained over the years. Large kitchen space with loads of storage & a convenient eat-in space for informal meals. You'll love the feature wall in the main living area which catches your eye as soon as you walk in, which flows nicely into the formal dining room. The home offers excellent flexibility, with generous principal rooms, comfortable bedrooms, developed lower level space, and plenty of room for day to day living, entertaining, hobbies, or future updates if desired. 3 upper bedrooms, updated 4 piece family bathroom & the primary bedroom has 2pc ensuite. The first lower level feature a family room, 2pc bathroom, & an additional bedroom that can also be used as a home office. The basement is fully developed with a 5th bedroom, full bathroom, family/rec room, laundry & storage. This is the type of home that has been thoughtfully looked after over time, giving buyers confidence in both its condition and its long term potential. Beautiful backyard with patio, space for your children to play and 24x22 double garage. The location is equally

impressive. Lake Bonavista remains one of Calgary's most sought after communities, known for its private lake access, mature trees, established streets, strong community feel, and exceptional amenities. Residents enjoy year round lake privileges, including swimming, boating, fishing, skating, tennis, pickleball, playgrounds, and community events. This home is also just a short walk to Fish Creek Park, one of Calgary's most treasured natural spaces, offering pathways, biking trails, picnic areas, wildlife, and beautiful year round scenery right at your doorstep. Families will appreciate the short walk to both St. Philip School and Andrew Sibbald School, along with the convenience of nearby shopping, restaurants, recreation facilities, transit, and quick access to major roadways. Deer Valley shopping centre is minutes away and offers loads of amenities. Quiet street, excellent condition, long term ownership, walkability, and one of Calgary's premier lake communities all come together in this outstanding Lake Bonavista opportunity. Call for your private showing.