



13255 Lake Lucerne Road SE  
Calgary, Alberta

MLS # A2319591



**\$989,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Mixed, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Suite appliances: refrigerator, dishwasher, hood fan, stove

Welcome to this beautifully maintained bungalow in one of Calgary's most desirable lake communities, where pride of ownership is evident at every turn. Offered by only its second owners after nearly five decades of meticulous care, this home combines timeless character with an extensive list of thoughtful upgrades. The bright and spacious main floor offers three bedrooms and two full bathrooms, including a private ensuite. An oversized primary retreat provides a rare escape, complete with mountain views and a cozy fireplace. Recent updates throughout the home create a fresh, modern feel while preserving the warmth and comfort that make bungalow living so appealing. Downstairs, a brand-new, legal two-bedroom suite (2025) opens the door to outstanding mortgage-helping income potential or flexible multi-generational living. The massive (1163 sqft) suite features its own new HVAC system, upgraded finishes, and exceptional storage, including two walk-in closets and a generous front closet for jackets and shoes alike. Behind the home, the oversized heated double garage doubles as an ideal workshop, complete with 220V power. What truly sets this property apart is the scope of work that's been done — Major improvements have already been completed, including a 200-amp electrical service upgrade, new HVAC systems, updated plumbing, water softener, new windows (95%) and entry doors, newer shingles, newer hot water tank, refreshed kitchen, new stainless steel appliances, updated bathrooms, and much more. Check out the supplement documents for a full list. Book your private showing today! Enjoy green space both in front and behind the property, mountain views, and an unbeatable location just steps from Fish Creek Park and all the benefits of lake community living. With too many upgrades to list here, be sure to review the

supplemental documents for a complete breakdown of improvements. This is a rare opportunity to own a substantially upgraded home in an exceptional location, where the big-ticket items have already been done and the lifestyle is second to none.