



**12224 Lake Waterton Way SE
Calgary, Alberta**

MLS # A2323737



\$850,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,446 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Oversized, See Remarks, Workshop in Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, See Remarks, Skylight(s), Storage		

Inclusions: Refrigerator, BBQ with cover, freezer, shed, Playhouse with accessories

This wonderful family home in the popular lake community of Lake Bonavista with almost 1450 sq ft above grade has great curb appeal and a lovely front patio. It boasts a separate spacious living room & dining room perfect for large family gatherings. The kitchen has oak cabinets, newer tile backsplash, an undermount sink & quartz countertops. It overlooks a cozy breakfast nook and the bright family room with two skylights and featuring a gas fireplace with brick surround. The primary bedroom has a 3-piece ensuite. Two more bedrooms and the main bathroom complete this level. The basement offers another 1340 sq ft of finished living space with a large games/rec room, a gas fireplace (stone surround & built in wall unit/bookshelf) and a full-sized wet bar. One of the flex rooms boasts a huge walk in California Closet. The second flex room has a built-in shelving unit. The utility room/laundry room has a sink and offers lots of storage. There is a spacious 3-piece bathroom and another large storage/cold room in the basement. Patio doors from the family room open onto the newer, two-tiered composite deck and the beautiful backyard oasis which features a quaint playhouse. Professionally landscaped both front and back, with lots of mature trees and garden space. The oversized double garage has a workshop area and has been used to park 3 cars! This home is extremely well maintained with mostly newer windows, and regular servicing of gas fireplaces, hot water tank & furnace. The roof is about 10 years old, the hot water tank about 9 years and the two-stage furnace has a new motor in 2026. Situated on a beautiful, quiet street, just a few minutes' walk to Lake Bonavista Promenade and the prestigious Lake House Restaurant. Enjoy all the pleasures of lake living – beaches, swimming, boating, paddle boarding, fishing, scuba diving, tennis & pickleball plus winter

activities including skating, cross country skiing & tobogganing! All this and great access to Fish Creek Park, shopping, restaurants, Theatre, Trico Centre, South Centre Mall & Fish Creek Library. Just a short drive to LRT, Macleod Trail, Anderson Road, Acadia Drive & the Deerfoot. Call your favorite Realtor to view today! OPEN HOUSE, Saturday, June 27th, 2 pm to 4 pm.