



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**856 Lake Twintree Crescent SE
Calgary, Alberta**

MLS # A2325727



\$989,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,495 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

PRIME LOCATION - QUIET, PRIVATE & SAFE CRESCENT - LAKE ACCESS INCLUDED... An exceptional opportunity in the heart of Lake Bonavista—just a 3-minute walk to the lake, a 2-minute walk to Andrew Sibbald School and the community centre, and only 1 minute from parks and green space, with quick and convenient access to Anderson Road and Deerfoot Trail! This well-maintained and beautifully updated 3+1 bedroom, 3 bathroom bungalow, spanning 2,870 sq. ft. of developed living space, providing outstanding room for growing families, professionals, or anyone seeking the perfect blend of comfort, functionality, and an unbeatable location. Step inside to discover a bright, open-concept main floor where expansive windows flood the home with natural light, highlighting the beautiful hardwood floors that flow throughout the main living areas. The spacious Living Room seamlessly connects to the Dining Room, creating an inviting space for both everyday living and entertaining, while the thoughtfully designed Kitchen features granite countertops, a massive canter island, a gas range, abundant cabinetry, and an excellent layout that keeps you connected to family and guests. A patio door off the side of the home leads to a private side patio complete with a BBQ gas line, making outdoor dining and entertaining effortless. The spacious Primary Bedroom serves as a relaxing retreat, complete with a private ensuite, while two additional generously sized bedrooms and a full bathroom provide ample space for children, guests, or a home office. The fully developed basement expands your living space with endless possibilities, featuring a massive Recreation Room ideal for movie nights, a games area, fitness space, or children's playroom, along with a fourth bedroom (bedroom windows do not meet proper egress), a full bathroom, and additional flexible space that can easily

accommodate a home office, hobby room, storage room or multi-generational living. Step outside to enjoy the private backyard, offering plenty of room for kids to play, pets to roam, gardening enthusiasts, or hosting family gatherings and summer barbecues. Whether you're enjoying a quiet morning coffee or entertaining friends, this outdoor space is designed to be enjoyed throughout every season. This property includes lake access and membership to the exclusive Lake Bonavista community amenities, allowing you to enjoy year-round activities including swimming, paddleboarding, kayaking, fishing, skating, tennis, playgrounds, and countless community events that make this one of Calgary's most sought-after neighborhoods. Excellent schools, shopping, restaurants, transit, and extensive pathway systems are all nearby, making everyday living exceptionally convenient. Offering generous living space, an exceptional floor plan, and one of the community's most walkable locations, this is a rare opportunity to own a beautiful family home in one of Calgary's premier lake communities.