



GRASSROOTS
REALTY GROUP

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

MLS # A2334857



\$799,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,476 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s)		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Opportunities like this are becoming increasingly rare in Lake Bonavista. Nestled on a QUIET, TREE-LINED STREET just a short stroll from the lake, this nearly 1,500 SQ. FT. BUNGALOW offers an exceptional opportunity to own in one of Calgary's most desirable lake communities. Homes offering this combination of LOCATION, GENEROUS SQUARE FOOTAGE, A FULLY DEVELOPED BASEMENT, AN OVERSIZED DOUBLE DETACHED GARAGE, SOLID CONSTRUCTION, and OUTSTANDING RENOVATION POTENTIAL rarely become available. The professionally designed front yard showcases mature perennial gardens, attractive slate walkways, and a beautiful FULL-WIDTH COMPOSITE FRONT PORCH that provides a surprisingly private outdoor retreat—perfect for morning coffee or relaxing at the end of the day. With a little love and attention, the perennial gardens can once again become the stunning focal point they were designed to be. Inside, you'll find hardwood flooring, a skylit front entry, a bright living room with a charming window bench, and a spacious, functional layout. The kitchen and adjoining family room overlook the maintenance-free backyard with composite decking and raised planter beds, while the adjacent flex room easily serves as a dining room, home office, library, or playroom. SEE ATTACHED PHOTO OF RE-IMAGINED FLOOR PLAN. The main floor offers two spacious bedrooms, including a generous primary suite with a bay window and private four-piece ensuite featuring a soaker tub and dual skylights. The FULLY DEVELOPED LOWER LEVEL provides exceptional additional living space with THREE ADDITIONAL BEDROOMS (one currently used as a home office), a large family and recreation room, a three-piece bathroom, and an oversized laundry and storage area—ideal for growing families,

teenagers, guests, hobbies, or multi-generational living. Just minutes from LAKE BONA VISTA, you'll enjoy year-round recreation including swimming, paddleboarding, fishing, skating, tennis, pickleball, parks, and community events. Whether you choose to enjoy the home as it is or renovate over time to create your dream home, this is a rare opportunity to invest in an EXCEPTIONAL LOCATION where value, lifestyle, and long-term investment potential go hand in hand.