



GRASSROOTS
REALTY GROUP

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816 Lake Ontario Drive SE
Calgary, Alberta

MLS # A2336031



\$1,249,888

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Front Yard, Gazebo, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar		
Inclusions:	Hot Tub		

Welcome to this beautifully renovated home in the highly sought-after community of Lake Bonavista. Sitting on an impressive 7,100 sq. ft. lot, this home has been completely renovated down to the studs, with all work completed with permits. Offering over 2,600 sq. ft. of developed living space, the home combines a spacious, functional layout with the comfort and finish of a truly move-in-ready property. The main floor offers a bright and open layout with plenty of room for both everyday living and entertaining. The large gourmet kitchen is the centre of the home and flows naturally into the spacious living and family rooms. A main-floor bedroom and full bathroom provide flexibility for guests, family members, or a home office, while the main-floor laundry adds everyday convenience. Upstairs, you'll find two large primary bedrooms, each with its own private ensuite. This unique layout offers plenty of privacy and works exceptionally well for families or anyone looking for two true primary suites. The fully finished basement adds even more living space, featuring two additional bedrooms, a full bathroom, wet bar, and a large recreation area. Whether you're hosting friends, setting up a home theatre, creating a games room, or simply looking for additional space for the family, the basement offers plenty of possibilities. The backyard is designed for enjoying the outdoors and entertaining. A large deck leads into an enclosed gazebo with a built-in hot tub, creating a private space to relax and enjoy the backyard throughout the seasons. The oversized lot also provides RV parking in the backyard, along with plenty of additional outdoor space for family gatherings, pets, or future landscaping ideas. The fully finished garage is another standout feature, complete with a commercial-grade heater, water hookup, and dedicated tool/work area. It's a great setup for anyone who enjoys working

on vehicles, hobbies, or simply wants a warm, functional garage year-round. And then there's the location. Lake Bonavista is one of Calgary's most established and desirable communities, known for its mature trees, beautiful streets, parks, pathways, and strong sense of community. Residents enjoy easy access to Lake Bonavista and its year-round recreational opportunities, as well as nearby Fish Creek Provincial Park, shopping, restaurants, schools, transit, and major roadways. It's a neighbourhood that offers the convenience of being close to everything while still providing a quiet, established residential setting. With a large lot, extensive permitted renovation, two primary suites, five bedrooms, three-and-a-half bathrooms, a finished basement, heated garage, RV parking, and an exceptional backyard setup, this is a home that offers both space and versatility in one of Calgary's most sought-after communities. A complete renovation, an incredible lot, and a location that speaks for itself — welcome home to Lake Bonavista.