



GRASSROOTS
REALTY GROUP

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708 Lake Bonavista Drive SE
Calgary, Alberta

MLS # A2343602



\$980,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,480 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Attached, G		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Irregular Lot, Lake, L		

Heating:	Baseboard, High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Dry Bar, Laminate Counters, Natural Woodwork, Open Floorplan, Storage, Wet Bar		

Inclusions: Air compressor

On your mark, Get set, Go! Welcome to this truly ONE-OF-A-KIND property in the prestigious estate area of Lake Bonavista! An incredible home, EXCEPTIONALLY RARE 4-CAR ATTACHED GARAGE, and approximately 1/5-acre lot come together to create something you simply don't see every day. The attached 4-car garage is steeped in drag-racing history and a dream for vehicle enthusiasts. It is a natural gathering place for neighbours, family and friends. It features numerous attached shelves and cabinets, workshop areas, and a drainage pit. One side accommodates two full-size trucks, while the other can accommodate additional vehicles or serve as a HEATED WORKSHOP for hobbies, projects, or vehicle storage. An attached garage of this size is EXTREMELY RARE and not likely to be found within Calgary city limits. Attached to this amazing garage is a well-maintained 1,480sqft BUNGALOW built by KEITH HOMES, offering 4 bedrooms and 3.5 bathrooms. The spacious master bedroom, added to the original home over 38 years ago, accommodates a king-sized bed and features a FULL ENSUITE and PRIVATE PATIO ACCESS. The main floor offers two additional bedrooms, including one with a 2-PIECE ENSUITE, while the third bedroom is spacious and has access to a 4-piece bathroom. The living/dining room combination provides plenty of space for a large family, with room for a family-sized dining table and hutch. The living room features SEVERAL WINDOWS, and a WOOD-BURNING FIREPLACE with built-in shelves on either side. The LARGE KITCHEN offers built-in appliances, ample workspace, and a moveable island, with access to a COVERED THREE-SEASON PATIO, perfect for bug-free barbecuing or gathering around the large included fire table. The FULLY DEVELOPED LOWER LEVEL includes a

fourth bedroom (windows do not meet code), a GORGEOUS NEW BATHROOM with large WALK-IN TILED SHOWER, spacious family room with seating and games areas, and a large laundry room. A WALKWAY/MUDROOM PROVIDES DIRECT ACCESS TO THE INCREDIBLE ATTACHED GARAGE. The approximately 1/5-acre lot offers abundant GREEN SPACE, PRIVATE COURTYARD, GRASSED AREAS, and multiple spaces for relaxing and entertaining. An attached shed provides convenient storage for equipment. Enjoy a safe, secure, family-friendly community JUST STEPS FROM THE LAKE, with a PARK/PLAYGROUND ONLY ONE HOUSE AWAY and easy access to schools, shopping, and major roads. Enjoy the exclusivity of Lake Bonavista, CALGARY'S #1 SOUTHEAST COMMUNITY, and all the lake has to offer year-round. Recent updates include a roof approximately 7 years ago, garage flat roof approximately 3 years ago, and a newer HIGH-EFFICIENCY FURNACE, A/C, and HOT WATER TANK. This is truly a one-of-a-kind home. The combination of the approximately 1/5-acre lot, green space, private outdoor areas, and rare 4–6 car attached garage makes this property unlike anything else on the market. Move in and enjoy it as it is, or renovate and make it your own. Either way, this is a property you won't soon forget!