



GRASSROOTS
REALTY GROUP

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839 Lake Twintree Crescent SE
Calgary, Alberta

MLS # A2343863



\$839,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: Workbench in Garage, Ikea Shelf in Basement

Welcome to 839 Lake Twintree Crescent, a spacious 5 bedroom, 3 full bathroom home in the heart of Lake Bonavista, offering a flexible layout, thoughtful updates and an outstanding location just a short walk from the lake. Inside, the home provides plenty of space for a growing family, with a functional floor plan that offers multiple living areas and room to gather, entertain or simply spread out. The living room is anchored by a fireplace, adding warmth and character to the main living space. The upper level has been freshly painted, while new carpet in the primary bedroom adds another recent update. With five bedrooms and three full bathrooms throughout the home, there is excellent flexibility for families, guests, teenagers or those looking for dedicated home office space. The renovated basement adds significantly to the versatility of the home, providing valuable additional living space that can adapt as your family changes. Two larger egress windows bring additional natural light into the lower level, while the layout offers plenty of room for recreation, guests, older children or a combination of uses. Outside, the backyard offers another great extension of the home. Mature landscaping creates the established feel Lake Bonavista is known for, while the greenhouse is a unique addition for anyone who enjoys gardening or growing their own vegetables and plants through Calgary's warmer months. A shed along the side of the house provides additional storage for tools, bikes and outdoor equipment. Additional improvements include a recently replaced 50 gallon hot water tank, along with the fresh upper floor paint and primary bedroom carpet, allowing the next owner to move in and enjoy the home while continuing to personalize it over time. The location is one of the highlights. A pathway from Lake Twintree Crescent provides a convenient route directly toward the

Lake Bonavista entrance, putting one of Calgary's most desirable community amenities within an easy walk from home. Lake Bonavista is Calgary's original lake community, centred around its private 52 acre lake and offering residents year round recreation including swimming, boating, fishing and skating. Beyond the lake, Lake Bonavista offers the combination of mature trees, established streets and amenities that has made it one of southeast Calgary's most enduring communities. Multiple public and Catholic schools are located within the neighbourhood, while the Lake Bonavista Community Association offers recreation facilities and programs. Fish Creek Provincial Park is just south of the community, with Southcentre Mall, Lake Bonavista Promenade, Avenida, transit and major roadways all close by. A spacious family home with five bedrooms, three full bathrooms, a renovated basement and an easy walk to the lake, all in one of Calgary's most established and sought after communities. Some photos are virtually staged.