



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1215 Lake Twintree Drive SE
Calgary, Alberta

MLS # A2346664



\$1,160,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,498 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Tv in primary bedroom		

Welcome home to 1215 Lake Twintree Dr SE, a stunningly transformed 4-level split blending mid-century architectural character with high-end modern luxury and over 2800 sqft of developed space in one of Calgary's premier lake communities. Step inside to an airy, light-filled main level featuring vaulted ceilings anchored by rich timber beams, modern light fixtures, and durable wide-plank flooring throughout. The open-concept layout centers around a chef-inspired kitchen complete with a massive prep island with breakfast bar seating, quartz countertops, clean white upper cabinetry paired with warm slate-toned lower drawers, integrated wall oven, and open floating shelving. Adjacent to the dining space, relax in a bright living area warmed by a white brick wood-burning fireplace, choose to sit in the family room next to a lovely gas fireplace. Upstairs, the primary suite serves as your personal oasis, featuring a jaw-dropping 5-piece luxury ensuite equipped with a glass-enclosed wet room housing a rainfall shower and standalone soaking tub, along with dual vessel sinks set on custom wood vanities. An additional bedroom on the upper level offer lots of light and convenient access to a fully updated main bath. The lower levels expand your living options, multi-purpose family room, 2 more bedrooms, and full bathroom, gorgeous laundry room with drying rack and sink. Outdoors, enjoy low-maintenance curb appeal with cedar accent posts, a private backyard, and a double detached garage. Complete with central A/C for warm summer days and full access to Lake Bonavista amenities year-round. Don't miss out on this incredible family home in arguably the most sought after community in Calgary.