



GRASSROOTS
REALTY GROUP

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12164 Lake Michigan Road SE
Calgary, Alberta

MLS # A2347140



\$699,900

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	975 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: 2-refrigerators, 2- microwave hood fans, 2-dishwashers, garage door opener and 2 remotes, shed, all windows coverings not belonging to the tenants

****OPEN HOUSE SUNDAY Sept 27 1-3pm**** This fully renovated bi-level home with LEGAL suite is not to be missed! The main floor has an open floorplan and features a large living room with cozy gas fireplace, a modern kitchen with quartz counters, a central island with breakfast bar, stainless steel appliances and a dining area with patio doors leading to the deck in your south facing backyard. The main bath has been updated with a dual sink vanity and soaker tub. The 2 bedrooms are of a good size and the primary has a walk-in closet, plus just off the hall is the laundry with stacked washer and dryer. The LEGAL 1 bedroom suite has a separate entrance and features a white kitchen with stainless steel appliances, a dining area and a good sized living room. The bedroom, updated bathroom and laundry room complete this level. This well maintained home has been updated with all new plumbing, electrical and HVAC system plus new shingles on the house in 2023 and on the garage in 2026 - there's nothing to do - just move in and enjoy. Your massive southeast facing backyard has a heated oversized double detached garage with separate car doors, one of which is taller for those larger vehicles. There is a multi-tiered deck, patio area and still plenty of space for the children to play. Plus off street parking for a couple of vehicles just off the paved alley. You are just a few minutes walks from a playground and located close to schools, shopping and Fish Creek Park, plus you have great access to major thoroughfares. Don't miss out on this amazing home!