



GRASSROOTS
REALTY GROUP

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928 120 Avenue SE
Calgary, Alberta

MLS # A2347878



\$1,294,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,743 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)

Inclusions: None.

Welcome to this extensively renovated bungalow offering over 2,850 sq. ft. of beautifully finished living space in the sought-after lake community of Lake Bonavista. The bright, open-concept main floor features wide-plank engineered hardwood, smooth painted ceilings, luxury glass railings, and abundant natural light from four skylights. The stunning custom kitchen offers premium cabinetry, quartz countertops, oversized island, coffee bar, and a complete KitchenAid appliance package including a gas range and built-in microwave. Multiple living spaces include a vaulted family room with oversized electric fireplace, front sunroom, spacious living and dining areas, and two mudrooms with custom built-ins. The primary retreat features a walk-in closet and spa-inspired ensuite with freestanding tub, oversized shower with rain head and body sprays, double vanity, and skylight. A second bedroom, full bathroom, flexible third bedroom perfect for a nursery or office space, and brand-new LG laundry tower complete the main level. The fully developed basement adds incredible versatility with two additional bedrooms, a beautifully finished bathroom, flex room, expansive recreation area, wet bar with built-in bar fridge, and cozy gas fireplace—perfect for entertaining or multigenerational living. Extensive upgrades include new windows, roof, interior doors, drywall, insulation, lighting, designer fixtures, bathrooms, 5-inch baseboards, interior and exterior paint, and a fully finished oversized detached garage with new door and opener. Outside, enjoy professionally designed low-maintenance landscaping, extensive hardscaping, retaining walls, a fully fenced yard, storage shed, and new front deck. Additional features include stucco exterior, central air conditioning, newer furnace and hot water tank, and custom storage throughout. Ideally located near the

private Lake Bonavista lake amenities, top-rated schools, parks, pathways, Fish Creek Provincial Park, shopping, transit, and major roadways. This turnkey luxury home offers exceptional living in one of Calgary’s most established communities.