



GRASSROOTS
REALTY GROUP

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68 Lake Emerald Road SE
Calgary, Alberta

MLS # A2349616



\$899,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,217 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Vinyl Windows		

Inclusions: Cabinet in Storage room with doors

****Open house, Sunday, October 4 from 2:30-4:30 pm**** Beautifully updated and thoughtfully redesigned, this 5-bedroom, 3-bathroom bi-level offers an exceptional combination of space, style and location in the heart of Lake Bonavista. Ideally positioned directly across from a large off-leash dog park and green space, the home enjoys a beautiful open outlook with mature trees and changing seasonal views. The main level underwent an extensive transformation in 2023, creating a bright, open-concept living space designed for both everyday life and entertaining. Walls were removed to open the kitchen to the living and dining areas, while the completely rebuilt kitchen features an oversized island with seating for four, quartz countertops and an impressive collection of custom cabinetry. Thoughtful details include storage on both sides of the island, toe-kick drawers, an appliance garage, pullout pantry, blind-corner organizers, integrated garbage and recycling, and under-cabinet lighting. A large custom box window above the sink brings in additional natural light, while KitchenAid appliances, a dual-fuel range and dedicated bar fridge complete the space. The renovation also included new lighting and pot lights, smooth ceilings, relocation of the rear patio doors and an updated entry. Three bedrooms are located on the main floor, including a spacious primary retreat with an expanded walk-in closet professionally designed by California Closets and a renovated 3-piece ensuite. The main bathroom was also completely reimagined, with both bathrooms taken back to the studs and beautifully renovated. The fully developed lower level adds two more bedrooms, a 3-piece bathroom, laundry, excellent storage and a generous family room, providing plenty of flexibility for a growing family, guests or home office space. Significant improvements continue throughout the property, including

triple-pane windows with black exterior frames, new front and rear doors, upgraded attic insulation, a heat pump for efficient cooling and shoulder-season heating, smart thermostat, and newer main-floor blinds. A Kinetico reverse-osmosis system, natural gas BBQ connection and smart-home features add further comfort and convenience. The outdoor spaces were extensively upgraded in 2021 with a large deck featuring a durable rubber paving finish and waterproof storage below, a new concrete patio, refreshed front and rear landscaping, and improved access to the rear lane. The garage also received permanent power, its own electrical panel and a new man door. With five true bedrooms, extensive renovations, a highly functional open-concept layout, lake privileges and a fantastic position overlooking the off-leash park and green space, this is a beautifully updated home offering the space, setting and lifestyle Lake Bonavista is known for.