

# \$1,229,000 - 1275 Lake Sundance Crescent Se, Calgary

MLS® #A2264147

**\$1,229,000**

4 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

A total transformation in Calgary's most desirable lake community. Welcome to living in luxury in Lake Bonavista with lake access located on a quiet, peaceful crescent just steps from views of fish creek and an off-leash dog area.

This home was taken down to the exterior studs. Nearly everything is new and comes with a 1-year builder's warranty on any work completed by the general contractor, ask for more details.

This home has a brand new oversized double car garage complete with gas rough-in for heater.

The exterior features new front and rear decks, new backyard sod, new fence with a large yard space. The building envelope features new OSB, new house wrap and Hardie Board siding, new soffits and fascia with custom wood grain in the front.

Moving inside the home, new electrical with the overhead wires moved to the garage, a rare find in Bonavista and upgraded 200AMP service, new plumbing, new main floor insulated interior walls, 2 laundry rooms, one on each level, new R-50 attic insulation, new triple-pane energy efficient windows and doors, new hardwood oak flooring, new custom made walnut kitchen cabinets (not laminate cabinets!), new chef's inspired kitchen complete with 60" refrigerator, separate ice maker machine, 48" 8-burner dual fuel range with dual ovens and all the bells and whistles you could imagine. Kitchen



also features a butler's pantry with sink for coffee station and small appliances as well as an abundance of storage including both sides of the island and a hutch. New 10ft patio doors open and brighten the space for the perfect indoor/outdoor summer living. You have a very spacious primary bedroom complete with a spa-like retreat and TV with ethernet hook up. The second bedroom is spacious and features a second walk-in closet. The main floor office a perfect spot to work from home is wired along with the living and dining room areas for high-speed.

The open and airy lower level has a high-end new plush carpet and features an open area where engineered beams were installed. Rec space is outfitted for a home theater and plenty of space for a pool table. There are 2 spacious bedrooms with oversized windows to maximize light. A 3rd flex-room can be used as a gym, office, or a future bedroom if desired with the addition of a window.

All bathrooms feature high-end luxury fixtures. The primary en-suite features 3 shower heads, heated floors, walk-in closet, separate toilet area and spa like finishes. Basement bathroom also features heated floors and a large walk-in spacious shower.

In the mechanical room, you have a brand-new high efficiency direct vent water heater, a high-efficiency furnace complete with electric air cleaner. An AC unit is also included for your comfort in the increasingly warmer Calgary summers, a perfect reprieve after a day at the lake.

Enjoy exclusive year-round access to Lake Bonavista with all the amenities and events the lake has to offer such as swimming, SUP, tennis, skating, sledding, movie nights and more.

Built in 1971

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264147    |
| Price          | \$1,229,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,529       |
| Acres          | 0.13        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1275 Lake Sundance Crescent Se |
| Subdivision | Lake Bonavista                 |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2J 2S7                        |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Park, Playground, Gazebo, Party Room      |
| Parking Spaces | 2                                                                |
| Parking        | Alley Access, Double Garage Detached, Oversized, 220 Volt Wiring |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, French Door, Wired for Data |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Oven, Garburator, Other                                                                    |
| Heating           | Central, Natural Gas, In Floor                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                              |

|              |                  |
|--------------|------------------|
| Fireplaces   | Electric, Insert |
| Has Basement | Yes              |
| Basement     | Full             |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Rain Gutters   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Cement Fiber Board              |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 16                 |
| Zoning         | R-CG               |
| HOA Fees       | 410                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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