

# \$1,250,000 - 240 Lake Bonavista Drive Se, Calgary

MLS® #A2252687

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

\*\*\*Open House Cancelled\*\*\* A complete transformation in Calgary's premier lake community. Taken down to the studs and rebuilt over 10 months, this Lake Bonavista bungalow is effectively brand-new, combining timeless design with modern luxury. Professionally designed, the home reflects an expertly curated palette with high-end finishings, quartz throughout, and no expense spared. Every detail, from structure to style, was meticulously planned with function and quality in mind.

Inside, soaring vaulted ceilings with spray foam insulation showcase plenty of pot lights, integrated speakers, and a dramatic open-concept design. The chef's kitchen blends Bosch appliances with a KitchenAid downdraft gas cooktop, quartz counters with a full quartz backsplash, and a custom wet bar/cappuccino station with wine fridge. The layout is anchored by a floor-to-ceiling fireplace, with flat-painted ceilings and extensive pot lighting throughout.

The primary retreat offers a custom walk-in closet and spa-inspired ensuite with dual vanities, rain shower, and body sprays. A second bedroom, stylish 4-piece bath with tub/shower, and a custom mudroom with built-ins, laundry, and dog wash complete the main floor.

The lower level is equally impressive, with a



sprawling rec room, an incredible wet bar, games area, sauna, another bedroom, gym, and a showpiece 4-piece bathroom.

Outside, the home features a fully redone exterior with Smart Board siding, stone accents, and all new windows, complemented by new exposed aggregate poured front steps, landing, and a walkway that extends around to the back. The fully finished oversized double heated garage with a large opening gate completes this property.

Thoughtful upgrades include all new plumbing and electrical, on-demand hot water, new backflow preventer, extensive lighting including stair lighting, and a functional layout designed for today’s lifestyle.

Enjoy exclusive year-round lake access, swimming, paddleboarding, skating, and community events, in one of Calgary’s most prestigious communities.

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252687    |
| Price          | \$1,250,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,442       |
| Acres          | 0.16        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 240 Lake Bonavista Drive Se |
| Subdivision | Lake Bonavista              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2J 3M4                     |

### **Amenities**

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse                                                                                               |
| Parking Spaces | 2                                                                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Gated |
| # of Garages   | 2                                                                                                       |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Bar, Sauna, Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator                                                                                                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                          |
| Fireplaces        | Electric                                                                                                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                                                             |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Brick, Composite Siding, Stone, Wood Frame                         |
| Foundation        | Poured Concrete                                                    |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 10th, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 5    |
| Zoning         | R-CG |
| HOA Fees       | 410  |
| HOA Fees Freq. | ANN  |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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