

\$1,035,000 - 623 Lake Simcoe Close Se, Calgary

MLS® #A2229311

\$1,035,000

4 Bedroom, 3.00 Bathroom, 1,965 sqft

Single Family on 0.16 Acres

Lake Bonavista, Calgary, Alberta

Located in the highly sought-after community of Lake Bonavista, this classic 4 bedroom, 2 storey split complete with AIR CONDITIONING offers endless potential and rare features perfect for both home renovators and automotive enthusiasts. Just steps from Fish Creek Park and its pathways, the location alone is worth a look, but what's inside is even better. Step inside and you'll find a spacious and bright main floor featuring a large welcoming living room with bay window. The formal dining room includes a built-in sideboard ideal for hosting dinner parties and extra storage. The maple kitchen offers granite countertops, dining nook and overlooks a cozy family room with hardwood flooring and a wood-burning fireplace with direct access through patio doors to the private backyard and patio with gas line for summer BBQs its the perfect spot for summer entertaining and outdoor living. This level also includes a main-floor bedroom, 2-piece bathroom, laundry, side entrance, and access to the ATTACHED DOUBLE GARAGE. Upstairs, you'll find three bedrooms, including a massive primary suite with a walk-in closet and ensuite featuring a jetted tub, plus a 4-piece bathroom and high-end laminate flooring throughout. It's move-in ready, with room for your personal upgrades to truly make it your own. The developed basement is where the fun happens it features a games room with pool/ping pong table (included), a wet bar with built-in beer keg dispenser and fridge, a flex



space perfect for movie nights or a gym, home office and plenty of extra storage in the furnace room that has 2 newer furnaces (2017) and hot water tank (2017). But hereâ€™s the real showstopper, built in 2015 is a HEATED, OVERSIZED DETACHED DOUBLE GARAGE(28' x 24') with 11' walls, a 14' vaulted peak, with BUILT-IN HOIST (included) a dream space for anyone who loves working on cars, bikes, or DIY projects. Outside, enjoy a fenced backyard complete with a patio, sheds, greenhouse, and garden space. Whether you're dreaming of a custom renovation or just need room to pursue your hobbies, this home delivers. Updates include: Most windows replaced in (2014), Garage (2015),Furnaces (2017), Hot Water Tank (2017) 2-Air Conditioners (2017). This is your chance to own a home in one of Calgaryâ€™s most desirable neighbourhoods close to Schools, Shopping, Parks,Pathways, Lake and more. (id:6289)

Built in 1977

Essential Information

Listing #	A2229311
Price	\$1,035,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,965
Acres	0.16
Year Built	1977
Type	Single Family
Sub-Type	Freehold

Community Information

Address	623 Lake Simcoe Close Se
Subdivision	Lake Bonavista
City	Calgary

Province Alberta
Postal Code T2J5H7

Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Other
Features Other, Back lane, Wet bar, Wood windows, PVC window, Gas BBQ Hookup
Parking Spaces 6
Parking Attached Garage, Detached Garage, Garage, Heated Garage, Other, Street
of Garages 5

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Brick, Vinyl siding, Wood siding
Exterior Features Garden Area, Landscaped, Lawn
Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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