

# \$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 this Saturday & Sunday Sept 13th & 14th, 12PM to 3PM\*\*\* 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	Bar, 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), Wet Bar, Wired for Sound, Sauna, Wired for Data
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	1
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.