

64 Lake Emerald Road SE
Calgary, Alberta**MLS # A2255453****\$799,900**

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,386 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Views		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: dinning room mirror

A picturesque locale will get your attention, and the comfortable charm of this Lake Bonavista home will capture your heart. A treed road with views of the green space across the street is a rare and coveted setting, and pride of ownership is evident in the immaculate front yard as you walk up to the door. Inside, the Keith-built bungalow features a rare four-bedroom main floor, and has been well maintained and thoughtfully upgraded over the years. A sunny living room with original hardwood showcases quality and style, and entertaining is easy with an open layout into the dining room. The kitchen has a retro aesthetic that includes the original solid wood cabinetry and countertops and well as a vintage cooktop and wall oven; all in great condition. Enjoy the vibe while you cook even as you plan your dream remodel. Updated lighting was carefully selected to enhance the existing character and complement any style changes you make. Down the hall, a spacious primary bedroom takes in peaceful views of the park through floor-to-ceiling windows, and is complete with a two-piece ensuite bathroom and a rare walk-in closet. Three more bedrooms form an ideal layout for a larger family, or for dedicated office space, and the main bathroom echoes the same genre and beautifully cared for feel of the rest of the home. In the unfinished basement, your ideas are welcome. Full-height ceilings and direct access to the back door might lend inspiration to your designs. You will also notice the utility area has a newer furnace and brand-new air conditioning, as well as a newer washer and dryer. Outside, the southwest backyard is landscaped and tidy. A gorgeous tree gives shade to the deck and lawn. The roof was replaced just two years ago, and the oversized double-detached garage provides off-street parking and hobby space. The paved laneway is a perk, with entrances at

both ends so you could easily pull the RV through to load up for camping. This home offers amazing neighbours as well as a short walk to the lake or to The Promenade. With a park just steps from your front door and schools in walking distance, this neighbourhood is excellent for families. Southcentre Mall is nearby, and proximity to Macleod Trail also puts a host of restaurants, services, and other amenities in easy reach. Plus, commuters can be downtown in about 20 minutes. Deerfoot Trail and Anderson Road also make it easy to visit friends in other areas or to skip the city altogether and head out of town. Call today for a private showing.