

**152 Lake Mead Crescent SE
Calgary, Alberta****MLS # A2257799****\$1,699,900**

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,451 sq.ft.	Age:	1975 (50 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Many Trees, Private, Treed		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Homes on Lake Mead Crescent don't come available often—and once you visit this fabulous property, you'll see why. Perfectly positioned on a large corner lot at the end of a quiet crescent, this 5-bedroom home (or 4 plus a main floor den) combines space, comfort, and an unbeatable location in Lake Bonavista Estates. Inside, a welcoming foyer opens to a versatile dining room, currently used as a TV room. The renovated kitchen is the heart of the home and a true entertainer's dream, featuring a massive island with eating bar, granite countertops, abundant cabinetry, stainless steel appliances including wall ovens and a 5-burner gas cooktop, and undermount sinks overlooking the family room with a cozy gas fireplace. The main floor is finished with hardwood throughout, a convenient powder room, and a 5th bedroom or den—ideal for guests or a home office. Upstairs, the spacious primary suite offers a 4-piece ensuite, while a large main bath and three additional bedrooms ensure room for everyone. The fully developed basement adds even more living space, complete with a media area, games room, a large dedicated storage room, and another bedroom. Recent upgrades include two newer high-efficiency furnaces, air conditioning, nearly all updated windows, and improved insulation for year-round comfort and efficiency. Step outside to your private backyard retreat. Mature trees provide shade and privacy, while a large deck, newer fencing, fruit trees, and a hot tub create the perfect setting for relaxation or entertaining. Lake Mead Crescent is one of the most desirable streets in Lake Bonavista Estates, known for its custom homes and exceptional curb appeal. The location offers quick access to major roadways and is within walking distance to the C-Train station. As a resident of Lake Bonavista,

you'll enjoy year-round lake access for swimming, boating, skating, sledding, pickleball, tennis, and more. The home is also close to top-rated schools, the shops at Avenida and Fish Creek Village, Southcentre Mall, and the Trico Centre. This is truly a once-in-a-lifetime opportunity to own on one of the community's premier streets. With welcoming neighbours and an unbeatable lifestyle, this is more than just a home—it's your chance to create a dream property in Lake Bonavista Estates.