

# \$1,685,000 - 13016 Lake Twintree Road Se, Calgary

MLS® #A2206440

**\$1,685,000**

5 Bedroom, 3.00 Bathroom, 2,202 sqft

Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Welcome to an exclusive bungalow nestled in the prestigious community of Lake Bonavista. Boasting over 3400 SQ FT of living space and a front AND back double garage, this luxurious residence is within walking distance to the lake, local schools, shopping and Fish Creek Park nearby. As you enter, soaring vaulted ceilings greet you and run through the living room with gorgeous fireplace to the contemporary loft space. The custom kitchen boasts real wood cabinetry, dovetail drawers, premium quartz counters, a massive island and is flanked by a flex space and a butler pantry. A glass-enclosed wine feature and dinette cabinetry sit just off the dining room which opens out to a bbq area and backyard. The main bathroom exudes elegance, with a custom dual vanity, in-floor heated marble tile, and sits perfectly beside two bedrooms that boast a unique loft space that could be developed to multiple future uses. The primary suite offers a spacious layout, a large walk-in closet, and a luxurious ensuite with a freestanding soaker tub, marble tile, custom double vanity, and a dual shower framed by an exotic backlit illuminated quartz. The basement is an entertainer's dream with a living room, wet bar, bathroom with walk-in shower, flex room, and two additional bedrooms. The front and backyards await your touch and are ready to take advantage of the supplied personalized landscaping package. Meticulously renovated down to the studs, this home features upgraded insulation, new



electrical and plumbing, smart switches, engineered hardwood, and all new doors, trim, and paint. No expense has been spared in creating this luxurious masterpiece, don't miss your chance to make it yours!

Built in 1972

**Essential Information**

MLS® #	A2206440
Price	\$1,685,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,202
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	13016 Lake Twintree Road Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2j2x3

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Single Garage Attached
# of Garages	3

**Interior**

Interior Features	Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting,
-------------------	---

	Skylight(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Gas Range, Washer/Dryer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	43
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.