



\$ 799,000.00

100 LAKE EMERALD ROAD SE CALGARY

<https://paulbrinton.com>

LOCATION! This 5 bedroom bungalow overlooks an off-leash park, offers access to the lake, and comes with a Sunny SOUTH-FACING backyard. You will love the extensive RENOVATIONS providing a BRIGHT open concept with huge windows and fireplace with modern tiled surround in the living room. The kitchen's focal point is...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1162580

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-26 18:02:04

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 11/26/21

Lot size: 5828 sq ft

Year built: 1969

Parking: 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Insulated

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Beach Access,Boating,Dog Park,Park,Picnic Area,Playground

Community Features: Lake,Park,Schools Nearby,Playground,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Total Parking: 2

Flooring: Carpet,Ceramic Tile,Vinyl

Fireplace Features: Electric

Exterior Features: Lighting,Private Yard

District: CAL Zone S

Inclusions: Receiver in family room, Frame TV in living room negotiable



Interior Features: Bar,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound

Roof Type: Asphalt Shingle

Lot Features: Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Private,Rectangular Lot

Heating Type: In Floor,Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room, Lower Level, Sink

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: No

Frontage Metres: 16.15M 53`0"

Living Area SF: 1345.00

Structure Type: House

Restrictions: None Known

Levels: One

Zoning: R-C1

List Price Square Foot: \$ 594.05

Photo Count: 49

Construction Materials: Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Bar Fridge,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings

Subdivision Name: Lake Bonavista

Lot Size Acres: 0.13

