

# \$1,729,999 - 13016 Lake Twintree Road Se, Calgary

MLS® #A2206440

**\$1,729,999**

5 Bedroom, 2.00 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          | \$1,729,999 |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| 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 | Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Bar, Recessed |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Lighting, Skylight(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 | 5                |
| Zoning         | R-CG             |
| HOA Fees       | 368              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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