

# \$1,700,000 - 618 Lake Simcoe Close Southeast, Calgary

MLS® #A1228360

**\$1,700,000**

6 Bedroom, 3.5 Bathroom, 2,533 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Here is your chance to own an exceptional newer type home in Lake Bonavista with TWO double garages. This modern masterpiece has been renovated from the studs out with high end finishes throughout. To limit sound and create comfort in this gem, triple pane windows were added, spray foam insulation was used throughout and Quiet Rock drywal in many rooms. The custom details must be seen in person to appreciate, but some include; flush baseboards & casings, LED lighting below & above kitchen cabinets, extra windows installed to capture natural light, custom built, Sonos system, etc. The chef's dream kitchen has a quartz waterfall island, six gas burner stove, Samsung fridge with "message board" and custom cabinetry. The built in pantry/appliance centre is unique and completely functional with electrical outlets. The soaring vaulted ceilings in the living room make this home feel larger than most. Upstairs you will find 3 fantastic bedrooms. The owner's retreat is incredible w/ a huge walk-in closet. The Ensuite has heated floors, custom concrete sink, oversized steam shower, & large soaker tub. There is also access to a large west-facing deck from the primary quarters. The basement has it's own entrance and legal two bedroom suite. The attached garage has epoxy floors and is finished quite beautifully. The detached garage is set up for the discriminating car/toy enthusiast. The backyard features a large deck, hot tub, fire pit area and plenty of



privacy. This gorgeous home truly has it all and is move in ready!

Built in 1977

### Essential Information

MLS® #	A1228360
Price	\$1,700,000
Bedrooms	6
Bathrooms	3.5
Full Baths	3
Half Baths	1
Square Footage	2,533
Lot SQFT	8,697
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	618 Lake Simcoe Close Southeast
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J 0P6

### Amenities

Amenities	Recreation Facilities
Parking Spaces	7
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Triple Garage Detached, Garage Faces Rear, Oversized
# of Garages	5

### Interior

Goods Included	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Gas Stove,

	Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Basement Development	Exterior Entry, Finished, Full, Suite
Basement Type	Exterior Entry, Finished, Full, Suite
Flooring	Tile, Vinyl

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Level, Street Lighting, Few Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete
Front Exposure	W
Frontage Metres	17.96M 58`11"
Site Influence	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Level, Street Lighting, Few Trees, Pie Shaped Lot

### Additional Information

Zoning	R-C1
HOA Fees	326
HOA Fees Freq.	ANN

### Room Dimensions

Dining Room	10`7 x 12`2
Family Room	12`1 x 16`7
Kitchen	10`5 x 22`4
Living Room	11`3 x 15`3
Master Bedroom	12`10 x 17`3
Bedroom 2	9`11 x 11`11
Bedroom 3	9`6 x 15`7
Bedroom 4	10`0 x 13`6

### Listing Details

Listing Office

RE/MAX FIRST

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