

# \$799,900 - 140 Lake Crimson Close Se, Calgary

MLS® #A2201691

**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,279 sqft

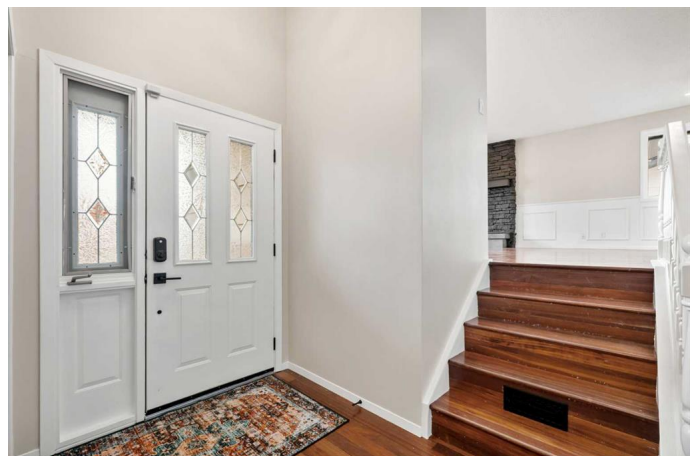
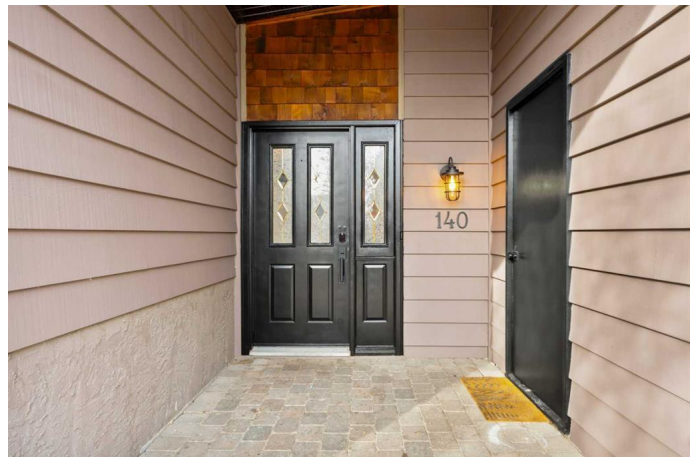
Residential on 0.11 Acres

Lake Bonavista, Calgary, Alberta

Welcome to 140 Lake Crimson Close – a fully updated home on a peaceful cul-de-sac, just across from a picturesque green space. This fantastic location offers easy access to schools, the dog park, the scenic promenade, and the incredible amenities of Lake Bonavista, making it an ideal choice for growing families! This beautifully renovated bi-level is move-in ready and features 5 spacious bedrooms, including 2 on the main floor and 3 in the fully finished basement, providing ample space for everyone. The single attached garage adds convenience and storage. The open-concept main level has been thoughtfully redesigned with a modern touch, offering a large kitchen with expansive countertops, updated cabinetry, a breakfast bar, skylights, and brand-new tile flooring. French doors lead out to the deck, perfect for entertaining, while the adjoining dining and living areas feature striking tiger wood hardwood floors and a cozy wood-burning fireplace.

The main level also includes a generous master bedroom with a walk-in closet and a convenient 2-piece ensuite, plus another spacious bedroom. The fully developed basement features large windows that flood the space with natural light, creating a bright and welcoming family room with a second fireplace. With 3 additional bedrooms, this space is perfect for a growing family or can be customized to suit your needs.

The fully fenced backyard is a secure haven



for kids and pets, and the added bonus of RV parking makes this home even more appealing. Donâ€™t miss your chance to own this beautifully updated property in one of Lake Bonavista's most desirable neighbourhoods!

Recent updates include a new roof and soffits (2023), attic insulation (2023), vinyl windows (2018), a tankless hot water system (2024), and an induction stove with double oven and dishwasher (2021), garage door (2025).

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201691    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,279       |
| Acres          | 0.11        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 140 Lake Crimson Close Se |
| Subdivision | Lake Bonavista            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2J 3K7                   |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 2    |

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vinyl Windows, Skylight(s), Tankless Hot Water |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer        |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 2                                                             |
| Fireplaces        | Wood Burning                                                  |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, Wood Siding                     |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 40               |
| Zoning         | R-CG             |
| HOA Fees       | 368              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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