

# \$990,000 - 12044 Lake Emerald Crescent Se, Calgary

MLS® #A2266665

**\$990,000**

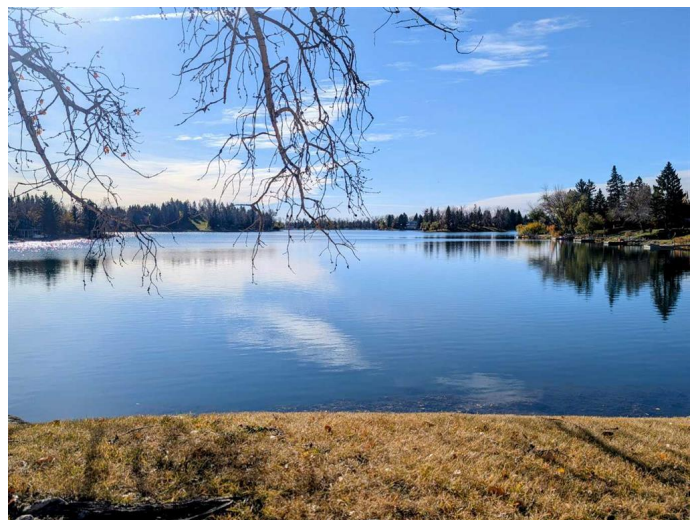
4 Bedroom, 3.00 Bathroom, 1,236 sqft

Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

Beautifully updated, this charming family home is ideally situated on an oversized 65' x 110' lot. Prime location; Only steps to a park, greenspace and easy walking distance to the north lake entrance and Bonavista Promenade. Offering 2,191 SF of living space, this residence welcomes you with a bright and airy ambiance upon entry. Hardwood flooring flows throughout the living room, dining room and into the revamped kitchen featuring an abundant of white, ceiling height cabinets, sleek quartz countertops, undercabinet lighting and stainless steel appliances (including a gas cooktop). Upstairs you will find the master bedroom with a 4 piece ensuite and 2 generously sized guest bedrooms which share a 4 piece bathroom. The lower levels encompass the 4th bedroom with built-in maple desk, 3 piece bathroom, family room, laundry room, an abundance of storage! The south-facing backyard showcases mature landscaping with expansive patio and deck space with large trees providing a private oasis. Double gates to the alley allows for about 30' of trailer parking. Completing the property is an oversized double garage (22'x24') with alley access. Close to schools, 2 minute drive to South Centre Mall and convenient c-train ride downtown along with year round family enjoyment of the best in the city - Lake Bonavista! Call Today!

Built in 1969



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2266665      |
| Price          | \$990,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,236         |
| Acres          | 0.16          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 12044 Lake Emerald Crescent Se |
| Subdivision | Lake Bonavista                 |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2J 2J5                        |

## Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Playground                                                               |
| Parking Spaces | 2                                                                                      |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized |
| # of Garages   | 2                                                                                      |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Quartz Counters, Storage                                                                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Wood Burning                                                                                                        |
| Has Basement      | Yes                                                                                                                 |

Basement                      Full

**Exterior**

Exterior Features      Private Entrance  
Lot Description        Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed  
Roof                      Asphalt Shingle  
Construction          Brick, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             October 24th, 2025  
Days on Market        4  
Zoning                   R-CG  
HOA Fees               410  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           RE/MAX First

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