

# \$775,000 - 1256 Lake Twintree Drive Se, Calgary

MLS® #A2211886

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

Life in Lake Bonavista offers something truly special—a rare combination of year-round lake access, excellent schools, mature streetscapes and an unbeatable location. Whether it's a morning walk along the ridge and off-leash dog park, a quick commute via nearby transit or easy access to Fish Creek Park, this is a community where convenience and lifestyle go hand in hand. Families will appreciate being just minutes from Andrew Sibbald School, with additional nearby options like St. Boniface (Catholic Elementary) and St. Bonaventure (Catholic Junior High). The lake, promenade and recreation centre are all within walking or short driving distance, making it easy to enjoy everything this vibrant neighbourhood has to offer. Set on a spacious corner lot, this beautifully updated bungalow is filled with natural light and thoughtful updates throughout. If you're someone who values sunlight, you'll love the large south-facing front living room with a light dome that fills the space with warmth. A central dining area is anchored by a stunning skylight, creating an airy feel, while the updated kitchen features a gas stove, a large island and plenty of space to cook and gather. At the back of the home, a cozy gas fireplace creates the perfect spot to unwind with a book, enjoy a coffee or chat with friends. There's also room here for an adult or kid work or craft space. Down the hall, you'll find three bedrooms including a spacious primary with an updated 4-piece ensuite. The two additional bedrooms share a



4-piece bathroom that also features its own light dome. Updated vinyl plank flooring runs throughout the living areas and hallway, giving the main floor a clean and cohesive look. The basement offers a flexible layout with a large recreation room, a non-egress bedroom, an additional den and a bonus flex area—ideal for a home office or playroom. There’s also a 2-piece bathroom, a large laundry room with a sink and plenty of storage space for seasonal items or gear. The backyard is a sunny and private retreat with fruit shrubs, garden beds, shed, updated fencing and a deck space to enjoy. A double detached garage rounds out this complete package. Updates include: Roof (last 5 years), Furnace (2018), Vinyl Windows (most of main floor) and more. This is a home that offers both comfort and potential in one of Calgary’s most established and well-loved lake communities. Checkout the 3D Virtual Tour and book a showing today!

Built in 1971

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211886    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,420       |
| Acres          | 0.13        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1256 Lake Twintree Drive Se |
| Subdivision | Lake Bonavista              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2J 2T2                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Skylight(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                               |
| Heating           | High Efficiency, Forced Air                                                                                    |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

### **Exterior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |
| HOA Fees       | 368              |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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