

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

MLS® #A2266665

\$990,000

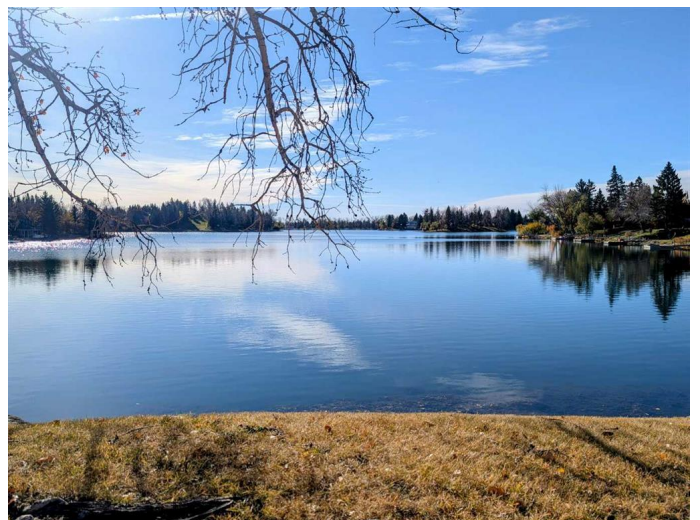
4 Bedroom, 3.00 Bathroom, 1,236 sqft

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 1
Zoning R-CG
HOA Fees 410
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.