

# \$1,559,000 - 13016 Lake Twintree Road Se, Calgary

MLS® #A2249805

**\$1,559,000**

5 Bedroom, 3.00 Bathroom, 2,202 sqft

Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Welcome to an exclusive bungalow nestled in the prestigious community of Lake Bonavista. Boasting over 3400 SQ FT of living space and a front AND back double garage, this luxurious residence is within walking distance to the lake, local schools, shopping and Fish Creek Park nearby. As you enter, soaring vaulted ceilings greet you and run through the living room with gorgeous fireplace to the contemporary loft space. The custom kitchen boasts real wood cabinetry, dovetail drawers, premium quartz counters, a massive island and is flanked by a flex space and a butler pantry. A glass-enclosed wine feature and dinette cabinetry sit just off the dining room which opens out to a bbq area and backyard. The main bathroom exudes elegance, with a custom dual vanity, in-floor heated marble tile, and sits perfectly beside two bedrooms that boast a unique loft space that could be developed to multiple future uses. The primary suite offers a spacious layout, a large walk-in closet, and a luxurious ensuite with a freestanding soaker tub, marble tile, custom double vanity, and a dual shower framed by an exotic backlit illuminated quartz. The basement is an entertainer's dream with a living room, wet bar, bathroom with walk-in shower, flex room, and two additional bedrooms. Meticulously renovated down to the studs, this home features upgraded insulation, new electrical and plumbing, smart switches, engineered hardwood, and all new doors, trim, and paint. No expense has been spared in



creating this luxurious masterpiece, don't miss your chance to make it yours!

Built in 1972

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249805          |
| Price          | \$1,559,000       |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 2,202             |
| Acres          | 0.14              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 13016 Lake Twintree Road Se |
| Subdivision | Lake Bonavista              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | t2j2x3                      |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | None                                           |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Attached, Single Garage Attached |
| # of Garages   | 3                                              |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Bar Fridge, Built-In Refrigerator, Dishwasher, Gas Range, Range Hood, Washer/Dryer                                                                                               |

|                 |                             |
|-----------------|-----------------------------|
| Heating         | High Efficiency, Forced Air |
| Cooling         | Rough-In                    |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Electric                    |
| Has Basement    | Yes                         |
| Basement        | Finished, Full              |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line                              |
| Lot Description   | Back Lane, Close to Clubhouse, Front Yard |
| Roof              | Asphalt Shingle                           |
| Construction      | Composite Siding, Concrete, Cedar         |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 77                |
| Zoning         | R-CG              |
| HOA Fees       | 368               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.