

1348 Lake Michigan Crescent SE  
Calgary, Alberta

MLS # A2207709



**\$588,000**

|                    |  |                   |                   |
|--------------------|--|-------------------|-------------------|
| <b>Division:</b>   | Bonavista Downs  |                   |                   |
| <b>Type:</b>       | Residential/House  |                   |                   |
| <b>Style:</b>      | Bungalow   |                   |                   |
| <b>Size:</b>       | 980 sq.ft.   | <b>Age:</b>       | 1972 (53 yrs old) |
| <b>Beds:</b>       | 2  | <b>Baths:</b>     | 2                 |
| <b>Garage:</b>     | Double Garage Detached, Heated Garage, RV Access/Parking, RV Gated |                   |                   |
| <b>Lot Size:</b>   | 0.13 Acre  |                   |                   |
| <b>Lot Feat:</b>   | Rectangular Lot  |                   |                   |
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -                 |
| <b>Floors:</b>     | Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -                 |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -                 |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -                 |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-CG              |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                 |

**Features:** No Smoking Home

**Inclusions:** N/A

LOCATED ON A QUIET , MATURE, STREET WITH WEST BACK YARD ; THIS HOME FEATURES SPACIOUS MASTER BEDROOM EXPANSION , A DECK OFF THE KITCHEN, FUNCTIONAL LOWER DEVELOPMENT THAT INCLUDES A HUGE RECROOM , A CONVENIENT 3 PIECE BATHROOM , AND STORAGE. RECENT UPGRADES INCLUDE NEWER WINDOWS, VINYL SIDING, SHINGLES , AND A CENTRAL AIR CONDIONING UNIT AND FURNACE IN 2023. OUTSIDE HAS A FRONT DRIVE WAY , A HEATED DOUBLE GARAGE , POURED CONCRETE RV PARKING , ATTACHED DECK , BRICK PATIO , AND PAVED BACK ALLY . JUST A GREAT HOME IN A BEAUTIFUL LOCATION