

15248 1 Street SE  
Calgary, Alberta

MLS # A2203245



**\$650,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Private, Treed		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** None

This is the home you've been waiting for—don't let this charming Bungalow in Lake country slip away! Prepare to be amazed as you step into this stunningly remodeled bungalow! The rich Brazilian cherry flooring flows beautifully through the main level's common areas, while plush, newer carpeting adds comfort and warmth to the bedrooms. The modern kitchen is a true showstopper, featuring a garburator, elegant under-cabinet lighting, soft-close cabinet doors, and a sleek, stylish design perfect for hosting and creating memorable moments. And for the cooking enthusiasts, there's a gas line already plumbed behind the stove! The main floor bathroom radiates sophistication, with a sleek tile surround that elevates the space to a spa-like retreat. Step outside, and the excitement continues! A newer roof, a sturdy fence, a fire pit for cozy evenings, and a double garage wired with 220V power make this backyard a dream. Whether you're a DIY enthusiast or love to entertain outdoors, this space has it all. But wait—there's more! The fully finished basement offers endless possibilities with a spacious bedroom, a full bathroom, an inviting recreational room, and a wet bar wired with 240V—easily convertible into an illegal suite by adding a stove for extra income or guests. Plus, the custom shoe closet takes storage to the next level of convenience and style. And the cherry on top? Lake access that adds an unmatched layer of charm to this already incredible home. Don't wait—homes like this are rare gems and won't last long! Schedule your private showing today and discover everything this exceptional property has to offer. Time is ticking—make it yours now!