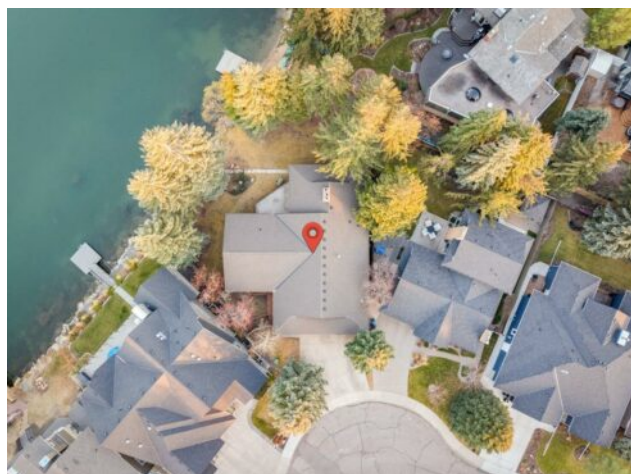


540 Lake Moraine Green SE
Calgary, Alberta

MLS # A2269328



\$2,795,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,562 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, City Lot, Cul-De-Sac, Fron		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Bookcases, French Door, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: dock in as in condition.

Imagine waking up every morning to the serene views of Lake Bonavista, right from your own backyard! This rare 1017 sq. m. lot—approximately 0.25 acres—nestled in the peaceful cul-de-sac of Lake Moraine Green, offers the perfect canvas for your dream home. Located near shopping, schools, and parks, this property also provides easy access to downtown and major highways, making it ideal for both convenience and leisure. The main floor of this original 1972 bungalow boasts an impressive 2569 sq. ft. of living space main floor -designed for both comfort and potential. Step into the expansive living and dining areas, where soaring vaulted ceilings create a sense of openness and light, all while providing direct views of the tranquil lake. The kitchen, complete with a window framing the picturesque lake view, is perfect for culinary creations and gatherings. Enjoy cozy evenings in the family room, featuring a charming wood-burning fireplace, or retreat to the spacious primary bedroom for ultimate relaxation. The main floor also includes two additional bedrooms and a front enclosed office, making this layout perfect for families or those seeking a dedicated workspace. This home features an oversized triple attached garage, offering ample space for your vehicles and additional storage. The front patio area provides a welcoming entrance, while the large rear deck, complete with a BBQ gas line, extends your living space outdoors and is perfect for summer gatherings and entertaining friends and family. This home is in its original condition and will require a complete renovation or could be torn down to make way for your new vision. The generous basement offers even more potential, with large windows inviting natural light and newer furnaces already in place, allowing for further customization. Being sold as-is, where-is, this property presents an

incredible opportunity for buyers looking to personalize and invest in a residence that truly reflects their lifestyle. Don't let this unique chance slip away—properties like this, especially in the sought-after Lake Bonavista area, are rare and in high demand. Just imagine the possibilities! You can design a stunning new home that takes full advantage of the picturesque surroundings, creating a perfect retreat for family gatherings, entertaining friends, or enjoying peaceful evenings by the lake. The potential here is boundless, offering you the freedom to craft your ideal living space while enjoying all the benefits of lakeside living. Visualize the lifestyle you've always wanted, filled with outdoor activities, community events, and the beauty of lake life. This is more than just a home; it's a lifestyle waiting for you to embrace. Make your dreams a reality in Lake Bonavista—schedule a viewing today! Don't miss out on this one-of-a-kind opportunity to own a piece of paradise in Lake Bonavista, where every day can feel like a vacation. Whether you're looking to renovate or build anew, this property is waiting just for you!