31 Lake Linnet Close SE

Calgary | Active | MLS® A2355670

$925,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1970**	**1,741.74 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

WELCOME HOME! Timeless style, thoughtful design and an exceptional location all come together in this beautifully reimagined home. This 2 storey split level, offering approximately 1,741 sq. ft. above grade, has been transformed from top to bottom, blending classic character with fresh, updated finishes. From the distinctive brick exterior and welcoming curb appeal to the beautifully updated interior, the attention to detail is evident throughout. Inside, discover beautiful hardwood flooring, a bright and inviting open-concept layout, and a stunning updated kitchen featuring crisp cabinetry, warm wood countertops and a timeless farmhouse apron-front sink. The kitchen flows effortlessly into the dining and living areas, creating an inviting space for entertaining and everyday living, while sunken living room with a beautiful fireplace adds warmth and character to the home. With four bedrooms above grade, including three upstairs and a fourth on the main level, there is plenty of flexibility for families, guests or a dedicated workspace. The fully developed basement extends the living space even further, featuring a spacious recreation room, separate den, dedicated office and additional storage. A double detached garage completes this well-rounded property. Beyond the home itself, the location is what truly sets this property apart. Situated in the highly sought-after community of Lake Bonavista, enjoy being within walking distance of the private lake, offering year-round recreation and an incredible community atmosphere. Excellent schools, shopping, playgrounds, the library and Fish Creek Provincial Park are all conveniently close by. Beautifully transformed and exceptionally located - this is Lake Bonavista living at its finest! Don't miss out, book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355670
Bedrooms	4
Bathrooms	3
Year Built	1970
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey Split
Total Living Area:	1,741.74 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,371 sq. ft.
Lot Frontage:	68'10"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1970 (Age: 56)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	6563JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
HOA Fee:	$409.50
City Quadrant:	Southeast
Community:	Lake Bonavista
Amenities:	Park
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 10' × 9'5" ·
Main Floor	Breakfast Nook · 11'5" × 6'6" ·
Main Floor	Dining Room · 12' × 8'7" ·
Main Floor	Family Room · 17'10" × 11'5" ·
Main Floor	Foyer · 14' × 5'11" ·
Main Floor	Kitchen · 11'5" × 9' ·
Main Floor	Living Room · 17'10" × 14' ·
Upper Level	Bedroom · 10'4" × 8'7" ·
Upper Level	Bedroom · 10'4" × 8'10" ·
Upper Level	Bedroom - Primary · 12'7" × 10'7" ·

Basement	Den · 10'7" × 7'1" ·
Basement	Office · 10'10" × 7'9" ·
Basement	Game Room · 22'11" × 13'7" ·
Basement	Storage · 25'3" × 18'3" ·
Title to Land:	Fee Simple
Community Features:	Lake, Other
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Storage, Wood Counters
Exterior Features:	Other, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Irregular Lot, Low Maintenance Landscape, Other, Private, Reverse Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-lake-linnet-close-se-calgary-a2355670/

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