

**620 Lake Linnet Crescent SW
Calgary, Alberta**

MLS # A2189108



\$949,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, Plug		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Wet Bar		

Inclusions: N/A

This beautifully renovated Nu West 'Crestview' bungalow is a rare find, offering over 2,200 sq. ft. of thoughtfully designed living space in a quiet, tree-lined crescent. Every detail of this home has been meticulously upgraded, making it a perfect blend of modern luxury and classic charm. The wide-open main floor welcomes you with a spacious living room and a chef's kitchen featuring rich dark maple cabinetry, gleaming granite countertops, and a large central island perfect for entertaining. The kitchen is further enhanced by brand-new stainless steel appliances, including a gas range and refrigerator, and a sunshine ceiling that floods the space with natural light. The master bedroom is a private retreat with a marble-tiled ensuite, while the second 4-piece bath on the main level has been freshly reglazed for a polished finish. The fully developed basement is designed for comfort and functionality, featuring a cozy stone fireplace, a wet bar, a large recreation room, a spacious bedroom, and an additional 4-piece bathroom. This home's exterior has been completely overhauled with a brand-new roof, brand-new insulation, new stucco and stonework, and fresh cement walkways, offering both style and durability. The oversized 29' x 22' double garage with newer doors provides ample space for vehicles and storage, while the west-facing backyard is a private oasis with interlocking brick sidewalks, a BBQ patio area made with colored concrete blocks, and mature trees that enhance the serene atmosphere. Located in a prime spot, this home is within walking distance to the lake, South Centre Mall, and the Leisure Centre, offering unparalleled convenience and lifestyle benefits. This move-in-ready home is perfect for those seeking luxury, comfort, and a superb location. Don't miss the chance to make this exceptional property your

own—schedule a viewing today!