

\$2,795,000 - 540 Lake Moraine Green Se, Calgary

MLS® #A2269328

\$2,795,000

4 Bedroom, 3.00 Bathroom, 2,562 sqft

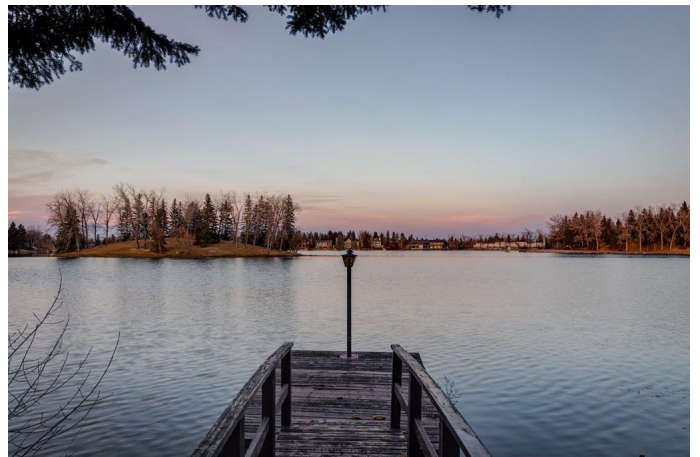
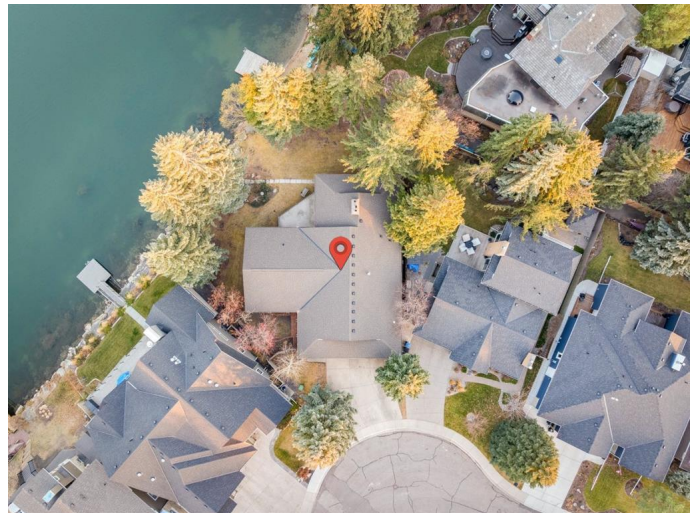
Residential on 0.25 Acres

Lake Bonavista, Calgary, Alberta

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!

Built in 1972

Essential Information

MLS® #	A2269328
Price	\$2,795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,562
Acres	0.25
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	540 Lake Moraine Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3A3

Amenities

Amenities	Beach Access, Park, Picnic Area, Playground, Dry Dock, Parking
Parking Spaces	6
Parking	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached, Front Drive, Side By Side, Secured
# of Garages	3
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Bookcases, French Door, High Ceilings
Appliances	Central Air Conditioner, Electric Range, Freezer, Garage Control(s), Humidifier, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Bar Fridge, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Decorative, Family Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Dock
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Lake, Lawn, No Neighbours Behind, Open Lot, Pie Shaped Lot, Street Lighting, Treed, Views, Beach, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2025
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.