

\$999,900 - 15 Lake Placid Hill Se, Calgary

MLS® #A2109251

\$999,900

3 Bedroom, 4.00 Bathroom, 2,369 sqft

Residential on 0.24 Acres

Lake Bonavista, Calgary, Alberta

Welcome to LAKE BONAVIDA ESTATES & to this beautifully maintained home with loads of high quality renovations! Tremendous value for a meticulous, move-in ready house in Lake Bonavista Estates. Gorgeous curb appeal greets you at 15 Lake Placid Hill! This 2-storey home is perfectly suited for an established or growing family & offers you an ideal floor plan & flexible outdoor options for you to enjoy. The main floor features generous formal spaces including a family room with gas fireplace, & a living room that transitions into the dining room. From here, walk into the office/flex space which offers an ideal work from home solution. This space is also flexible for various uses like a playroom, entertainment area or even a main floor fitness area. This is a very unique space & is a feature seldom found in homes in Lake Bonavista Estates. Functional kitchen space has lots of cabinet storage and prep space. Eat-in kitchen is very convenient for informal meals. Main level laundry as well - no need to haul clothes up and down the stairs from the basement. 3 upper bedrooms - you will love the primary suite which features a huge, 19' x 14' bedroom, walk-in closet & beautifully renovated ensuite. The main bathroom is also renovated. This home features Hunter Douglas window coverings throughout. The basement is developed with an rec area, additional bedroom & full bathroom. There is also a large storage area here which could be further developed into



more living space. This home is also air-conditioned. The backyard offers all sorts of uses. Either side of the house has a yard space for children to play, and the east side also has a beautiful patio off of the main floor office. Beautiful deck off of the kitchen faces south - great to enjoy summer evenings. Walk 2 minutes south and you are in Fish Creek Park, walk 10 minutes north and you are at the Lake & recreation centre. Also excellent proximity to shopping, churches, and easy access out of the community to get you on your way. Youâ€™ll be hard pressed to find a home more nicely maintained than & move ready in this price category in Lake Bonavista Estates! Donâ€™t miss this opportunity for a great home in Calgaryâ€™s premier lake community.

Built in 1976

Essential Information

MLS® #	A2109251
Price	\$999,900
Sold Price	\$985,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,369
Acres	0.24
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15 Lake Placid Hill Se
Subdivision	Lake Bonavista

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5H4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 18th, 2024
Days on Market	25
Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

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.