

\$1,199,900 - 10 Lake Rosen Place Se, Calgary

MLS® #A2131847

\$1,199,900

5 Bedroom, 4.00 Bathroom, 1,919 sqft

Residential on 0.22 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this Lovely “Georgian Style” Family Home in Beautiful Lake Bonavista! Homes like this Rarely come to market, especially when they are situated on a Massive Pie Lot at the end of a quiet Place and have been beautifully renovated inside and out! This home is Immaculate and has been lovingly cared for over the past 37 years!

It all started when the Owners totally gutted the house on the main and upper levels and completely re-designed the floor plan, making it a totally Custom, “every functional” design. The Grande Foyer greets you as you enter the home through the Solid Wood Front Door with a Custom Designed Dove sandblasted into the Glass, and introduces you to all the Custom Mill Work with unsurpassed Quality everywhere your eyes wander!

Some of the special features include, James Hardie siding, Low E, Argon filled, Vinyl, Cossins Windows throughout, an Anaglypta embossed ceiling in the Foyer, Cornice Moldings, Custom Fluted Casings, Custom Cabinetry throughout, Beveled Glass French Doors, “Designer” Benjamin Moore Paint, Granite counters, Specialized cabinets in the Custom Designed and Built Kitchen complete with a Spice Drawer, Toaster Drawer, full extension slides on all drawers, Recycle Station in the island, Pull-out Pantry, Snack Pullout Drawers above the Built-in Refrigerator, plus much much more!



The Romantic Dining Room comes complete with a Candelabra and Wall Sconces lit by Candles!

Spending quiet time or Entertaining guests in the Lovely Living room can be accessed from the Foyer and/or through the Beveled Glass French Doors exiting the Family room.

There are windows everywhere that let in copious amounts of Natural light throughout this Beautiful Home!

The Family Room and Kitchen overlook the Gorgeous rear yard which has 3 Larch Trees, numerous Evergreens, shrubs and a Thunderchild tree bordering the Impressive Deck and Enormous Planter! Also in the rear yard is a Spacious Exposed Aggregate Patio and tons of yard for the kids to play!

There are total of 5 Bedrooms, 4 up and 1 down, a 2 piece Powder room on the Main level, a 5 piece Main bath upstairs, a 4 piece Ensuite bath off the Primary bedroom and a 4 piece bath in the basement. Rounding out the basement is a Rec/Games room, Laundry room, Home office, Flex room, lots of storage and the mechanical room which comes complete with 3 furnaces (one for each level) and the home has Central Air Conditioning too!

In addition to the Double Attached Garage which comes complete with a new concrete driveway in 2023, there is also a Huge, Heated Shop/Triple Detached Garage in the Massive rear yard which is Totally Private year round because of All the Beautiful Trees.

The Landscaping for the whole property is second to none! in the Front yard which has Artificial turf and a West facing paving stone patio is Perfect for watching the Sun set every evening!

This Home is Special and it is painstakingly evident from the moment you set foot on the property! ENJOY!

Built in 1973

Essential Information

MLS® #	A2131847
Price	\$1,199,900
Sold Price	\$1,190,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,919
Acres	0.22
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	10 Lake Rosen Place Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J3M2

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Recreation Room
Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Oversized, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Freezer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, See Remarks, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, See Remarks

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Street Lighting, Pie Shaped Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	June 25th, 2024
Days on Market	41
Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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