

\$1,599,000 - 12320 Lake Moraine Rise Se, Calgary

MLS® #A2137770

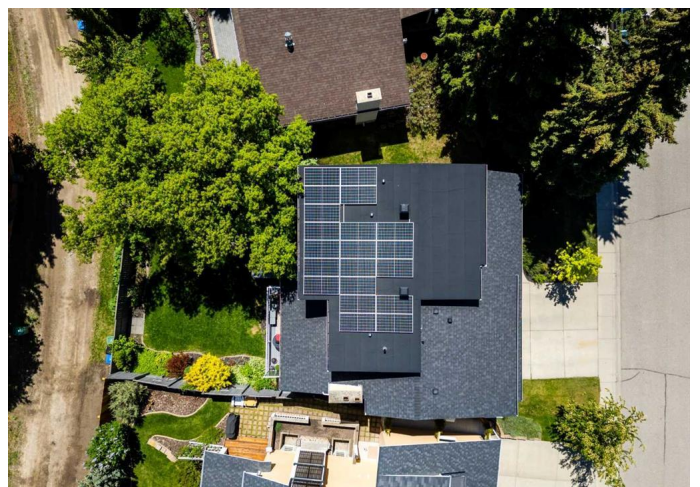
\$1,599,000

6 Bedroom, 4.00 Bathroom, 2,580 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

"DOWN TO STUDS" RENOVATION | GREAT LOCATION & BACKYARD | 6 BEDROOMS | Welcome to 12320 Lake Moraine Rise & to this contemporary, custom transformation that offers nearly 2600 square feet of above grade, & 3700 square feet total. This home was totally transformed & taken down to the studs - the majority of the home functions as new, post renovation. Generous front entry gives you an appreciation for the grand nature of this home. Huge LEGACY built kitchen with premium appliance package, centre island, large dining space & living room adjacent to patio doors that goes out to your elevated deck. The main level also has a huge office space with beautiful a built-in, which could also function as a 6th bedroom if required. The upper level features a massive primary bedroom retreat. The ensuite has double sinks, tile/glass shower, soaker tub & large walk-in closet which is directly adjacent & attached to the ensuite. 2 other large bedrooms on this level (both with in floor heating), & convenient upper laundry room with sink & ample cabinet storage. No need to haul laundry up & down stairs - perfect busy families! The walk-out lower level offers a bright space that transitions perfectly into the large backyard space. The family room has a fireplace & patio doors that walk-out to the yard. 2 additional bedrooms down here, full bathroom, wet bar & flex area perfect for a play or craft room. Hardy exterior is beautifully lit year round. This home is also equipped



with solar panels - a nice bonus for very efficient utility management. The home is also air conditioned. Awesome backyard is very spacious & offers a nice, private space to entertain, relax & watch your children play. Convenient storage shed for your lawn tools. Lake Moraine Rise is in the heart of Lake Bonavista Estates - a premier street that features other numerous, estate quality homes. There is great curb appeal up & down this street. Amazing neighbours here too - you'll find out! Close to amenities like schools, the C-Train, shopping & the lake of course! Only a short distance from your home. Your search for an executive, family home in Calgary's premier lake community ends here!

Built in 1972

Essential Information

MLS® #	A2137770
Price	\$1,599,000
Sold Price	\$1,540,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,580
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12320 Lake Moraine Rise Se
Subdivision	Lake Bonavista
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J 2Z2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	August 27th, 2024
Days on Market	83
Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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