

\$1,100,000 - 12436 Lake Fraser Way Se, Calgary

MLS® #A2139163

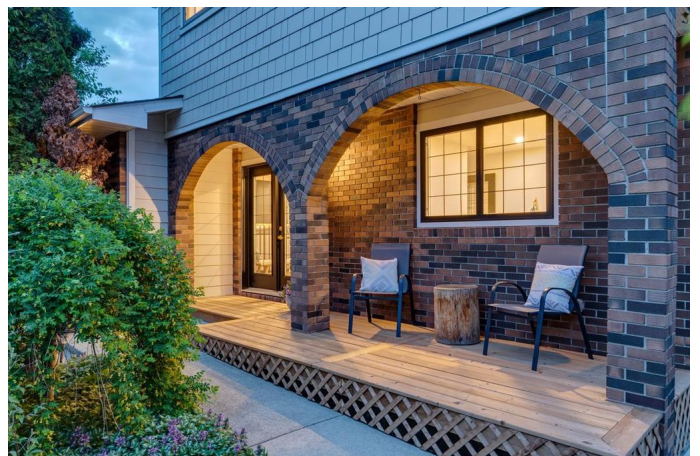
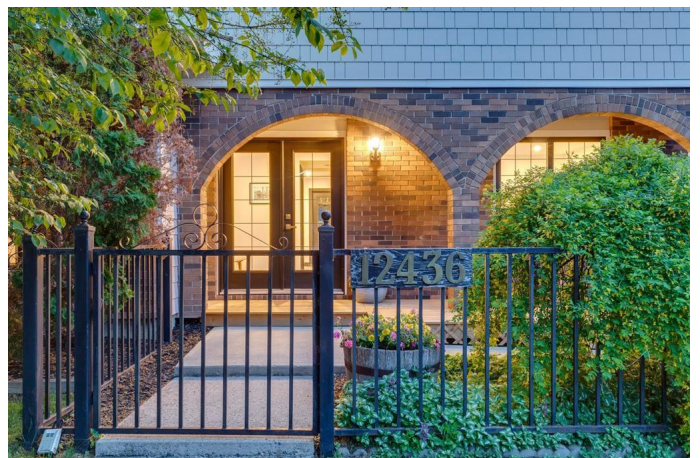
\$1,100,000

5 Bedroom, 4.00 Bathroom, 1,716 sqft

Residential on 0.15 Acres

Lake Bonavista, Calgary, Alberta

This is truly a dream home! Discover unparalleled elegance in this fully renovated gem located in the coveted lake community of Bonavista. This property exudes stunning curb appeal with its gated front porch, arched brick pillars, and inviting entrance. Step inside to a breathtaking open layout bathed in natural light, exuding a chic mid-century modern ambiance. The stunning engineered hardwood floors guide you through the main level, starting with the cozy family room featuring magnificent floor-to-ceiling bay windows that flood the space with light. The kitchen is a showstopper, worthy of a magazine cover, and the true heart of the home. Marvel at the impressive quartz waterfall island, complemented by a high-end appliance package, two-toned cabinetry, and a sleek modern brick backsplash. Sophisticated pendant lights add a touch of glamour, creating an inviting atmosphere for culinary adventures and entertaining friends and family. The elegant dining area, with its charming brick wood-burning fireplace, is perfect for hosting unforgettable meals. A versatile main-level flex room offers the ideal space for a home office or an additional bedroom. A convenient mudroom and stylish 2-piece bathroom enhance the home's functionality. Ascend to the upper level to find three generously sized bedrooms, including a luxurious primary suite. This tranquil retreat boasts a spa-like ensuite, providing the ultimate sanctuary. The well-appointed main



bathroom serves the additional bedrooms with ease. The fully finished basement is designed for entertainment and relaxation, featuring a spacious family room with a sophisticated bar. An additional fifth bedroom with direct access to a full bathroom ensures comfort for guests. The expansive laundry room offers abundant storage solutions. Step outside to your personal oasis – the backyard is a masterpiece of landscaping, with a covered deck perfect for summer evenings and a large poured patio. The oversized garage (29x22) is insulated, drywalled and heated and includes a driveway for additional parking as well as gated access to a dedicated RV parking pad, ensuring ample space and security for your recreational vehicles. This stunning renovation boasts numerous high-quality upgrades, including an additional 1-inch foam insulation on the exterior for enhanced energy efficiency. The property features completely updated electrical systems, all completed with proper permits. Enjoy year-round comfort with a new furnace, air conditioning unit, and hot water tank. Both the house/garage are equipped with brand-new windows and doors, complemented by durable and stylish Hardie board siding. Immerse yourself in the vibrant Bonavista community, where you can indulge in exclusive lake privileges such as swimming, skating, tennis, and pickleball. Ideal for active families, this prime location offers convenient access to premier shopping, top-rated schools, and essential amenities. A perfect home!

Built in 1973

Essential Information

MLS® #	A2139163
Price	\$1,100,000
Sold Price	\$1,080,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,716
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	12436 Lake Fraser Way Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3T8

Amenities

Amenities	Beach Access, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 19th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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