

\$1,499,900 - 12328 Lake Moraine Rise Se, Calgary

MLS® #A2147443

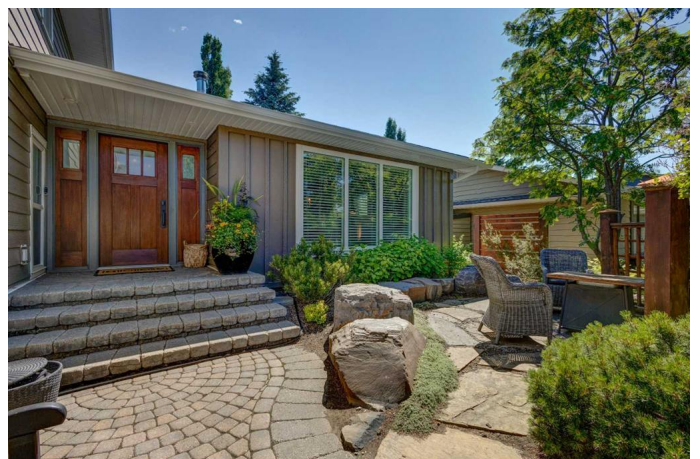
\$1,499,900

5 Bedroom, 4.00 Bathroom, 2,178 sqft

Residential on 0.15 Acres

Lake Bonavista, Calgary, Alberta

Stunningly curated and professionally renovated, this Lake Bonavista home feels both timeless and modern, with beautiful character and warm elegance infused into every inch. A cobblestone driveway, landscaped front yard, and slate porch showcase the artistry of design you will find throughout the home. Inside, the main floor centres around a three-sided fireplace. West-facing windows in the living area showcase picturesque sunsets, and pot lights highlight gorgeous hardwood floors. In the redesigned kitchen, a massive eat-up island with a dishwasher and wine fridge invites guests to pull up a chair for a drink and chat as you cook, while music plays on the built-in speakers. Full-height cabinets include a pantry, and high-end appliances include a gas range, a French-door refrigerator, and a wall oven. Hexagonal tiles and windows in the backsplash add a striking visual element while undermount and accent lighting enhance the sophisticated aesthetic. Part of the remodel was adding an extension and opening up the floorplan, which flows into a spacious dining area that opens to the deck. It overlooks the family room, where a gas fireplace is set into custom built-ins and French doors step out to a cobbled patio. Across the hall, there is a large office and a powder room next to the entry from the double attached garage. Upstairs, the layout was redesigned to create a luxe primary retreat. A feature wall creates a sense of rustic charm, echoed by a barn door



to the ensuite, where you will instantly fall in love with your personal spa. An accent wall and a chandelier frame the freestanding soaker tub, and a glassed-in rainfall shower makes even a simple shower decadent. Couples will also appreciate the dual vanities. An extensive walk-in closet has custom organizers, and this is also conveniently where you will find the laundry area. Two more bedrooms on this storey are bright and airy, and the main bathroom feels like something at a stylish hotel. Downstairs, the basement also has been updated. A rec area with a gas fireplace and a newly added bar is perfect for your home theatre, plus has tons of room for your home gym or a kidâ€™s playroom and there is also another bedroom with an ensuite bathroom here. Functional upgrades include HVAC, electrical, plumbing, drywall, and insulation. The hot water tank and electrical panel are newer. Outside, immaculate landscaping combines mature foliage and Rundle stone boulders (front patio) with manicured lawns and gardens, interspersed with seating areas to form a private oasis. Dine alfresco on the deck, lounge around a fire on the patio, or stroll over to sit in the hidden courtyard. Perennial plants are easy to care for thanks to an irrigation system and the yard has a serene, secret garden feel. The upgraded exterior has Tyvek and Hardie panel siding, all newer windows and doors, a newer roof, and decorative lighting and stonework. The house is the full package, call today for a private viewing.

Built in 1973

Essential Information

MLS® #	A2147443
Price	\$1,499,900
Sold Price	\$1,499,900

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,178
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	12328 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	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Underground Sprinklers, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2024
Date Sold	July 15th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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