

\$3,700,000 - 423 Lake Placid Green Se, Calgary

MLS® #A2149693

\$3,700,000

5 Bedroom, 6.00 Bathroom, 3,035 sqft

Residential on 0.33 Acres

Lake Bonavista, Calgary, Alberta

Lake Bonaventure may still be one of Calgary's best kept secrets. This privately owned lake offers access to only 143 homes, & presents you with one of the most exclusive opportunities you will find in Calgary. 423 Lake Placid Gr. offers you a once in a lifetime opportunity to secure what is without a doubt one of the most desirable homes on this lake. This WALK-OUT BUNGALOW offers an opportunity seldom found on this lake. Tour the streets of this lake & note the rare nature of a) a large bungalow, b) a walk-out basement, c) a quad garage. This is one of the only opportunities to get a combination of all 3. The home was built new in 2002 & doesn't have the "old bones" that most of these lakefront homes have. As an owner on this lake, you get exclusive use & still have privileges to the other resident lake, Lake Bonavista. Lake Bonaventure is a private, inner city sanctuary which is carefully maintained by its owners. This environment is pristine due to its exclusive nature & limited use by 143 homes. From the quality of the water, the upkeep of the island & the stunning homes that surround it, this is an inner city jewel with a very limited number of opportunities to live here. Exclusive, lakefront exposures are available to only 70 of the 143 homes. Entertain your friends & family by your private dock, which is brand new (2024). Launch your boat, or cast a line into the lake which is restocked every year with trout. Head out to the private island for a picnic, lovely



waterfalls & scenic lookouts. In the winter homeowners will shovel out rinks for hockey & a path around the lake for skating. This is like living in an inner city home & cottage. As an added bonus, your sidewalk is shovelled as a part of your HOA fee. It's not hard to sell a prospective owner on this merits here, & certainly the quality of this home adds to this opportunity. This home is so special & has been beautifully cared for & maintained by the owners who have lived here since it was built. Walk in & you are immediately greeted with lake views from your living room. You can also see the lake from the front office. The kitchen & family room also feature views of the lake. 2 bedrooms on the upper level, the primary bedroom featuring a large en-suite. The main level features 3,035 square feet of developed space. Combine this with an additional 2,972 in the walk-out basement, and this floor plan offers 6,007 square feet of bright living space, with much of it giving you beautiful views of the lake from the large windows that grace the back of this home. The basement has 3 additional bedrooms, 2.5 baths, rec areas & storage. Quad, heated garage. Stunning lakefront features including 2 decks that stretch the rear of the home. Loads of yard for children to play. The chain fence provides safety for the little ones. Private, lakefront dock to moor your boat. "Once in a lifetime opportunity" is a phrase that is often said, but rarely realized. You've found it here on Lake Bonaventure.

Built in 2002

Essential Information

MLS® #	A2149693
Price	\$3,700,000
Sold Price	\$3,700,000
Bedrooms	5

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,035
Acres	0.33
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	423 Lake Placid Green Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5A4

Amenities

Amenities	Other
Parking Spaces	8
Parking	Quad or More Attached
Is Waterfront	Yes

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Mantle, Recreation Room, Three-Sided, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Dock, Private Yard
Lot Description	Cul-De-Sac, Lake, Irregular Lot, Landscaped, Treed, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 23rd, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	1838.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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