

\$1,188,000 - 13107 Lake Arrow Road Se, Calgary

MLS® #A2155412

\$1,188,000

4 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this professionally designed and renovated luxury home in the highly sought after community of Lake Bonavista. This beautiful home is just steps away from Andrew Sibbald school, the south entrance of the beach club, and the scenic paths of Fish Creek Park. From the moment you step into this 4 bdrm, 2287 sq ft of developed space home, it is obvious that no detail was overlooked. The original 1972 home was taken down to the studs and completely re-built. All new HVAC and ducting, Trane furnace, Air conditioner, humidifier and programmable thermostat were installed. Electrical services have been upgraded with 200 amp service, including all new wiring throughout. Plumbing was taken right back to the meter and replaced with all new supply lines and drain lines and includes a new 80 gal hot water tank, Nuvo water softener/dechlorination system and a whole home drinking water triple filtration system. Brand new oversized, dbl car heated garage leading out to the back laneway. This garage includes new power capabilities for an electric car, hot tub and has a 30 amp RV plug on the exterior. The luxury kitchen has been custom built and includes a massive 10'x6' natural Dolomite stone island, with generous storage on three sides. All appliances have been carefully selected and include 2 built-in panel-ready refrigerators, panel-ready dishwasher, panel-ready dual temperature wine fridge, 36" commercial dual fuel range and of course the built-in Miele



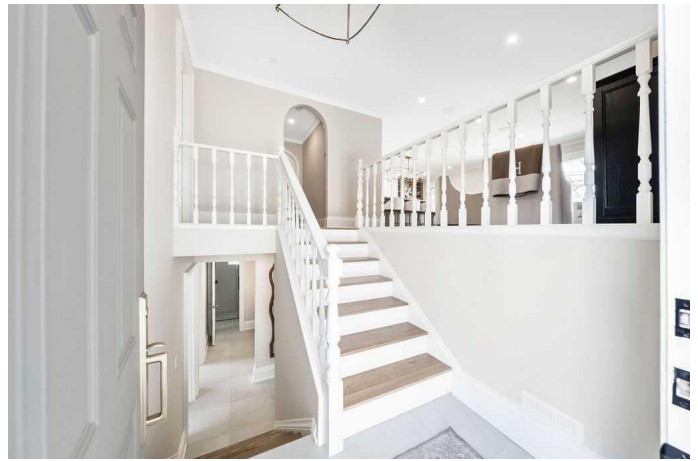
coffee machine. The Kitchen has solid rift cut white oak cabinet doors that include dovetail drawers and soft close hinges. Don't forget to check out the "Champagne Sink" which will leave your guests in awe! Off the kitchen you will find the spacious living room which features a wood burning fireplace that has been surrounded by more natural Dolomite stone and natural full bed castle stone which coordinates with the wine station in the kitchen. Full home SONOS sound system including in-ceiling speakers throughout. As you walk into the primary bdrm, simply press a button on the wall remote and watch the beautiful textured linen drapery open to let the natural light in. As you walk through the double archways to the Ensuite, you will pass through "his and hers" walk-in closets which both feature built-in dresser units and ample hanging space. This remarkable ensuite will make you never want to leave home again! It features heated tile floors, 2 luxury vanities and additional wall cabinets for endless storage. Relax and unwind in the 6' freestanding soaker tub, or enjoy the large glass shower with stone bench that includes a "relax-a-mist" steam unit and rain head. The separate water closet also has a separate bidet. The lower level includes three more bedrooms, full bath, ample space for a home office/home gym and a beautiful oversized laundry room with heated floors, sink, and stone countertops. Outside there is brand new soil and sod with new irrigation system. This home is a must see!

Built in 1972

Essential Information

MLS® #	A2155412
Price	\$1,188,000
Sold Price	\$1,145,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,181
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold



Community Information

Address	13107 Lake Arrow Road Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3C4

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, See Remarks, Single Garage Attached

Interior

Interior Features	Bidet, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Wired for Sound
Appliances	Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Stove(s), Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas Log, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	September 20th, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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