

12232 Lake Fraser Way SE
Calgary, Alberta

MLS # A2225351



\$875,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,640 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Recessed Lighting		

Inclusions: BBQ

Welcome to this stunning, timeless brick-faced bungalow nestled on a quiet corner lot, perfectly situated across from green space in the sought-after community of Lake Bonavista. Boasting over 1,600 sq. ft. on the main level and an equally spacious fully developed basement, this home offers exceptional living space for families of all sizes. The front porch and deck provide a welcoming entry, while the south-facing backyard is a private oasis with a lush green area perfect for kids and pets, a generous deck and patio, and a handy garden shed. The oversized double detached garage offers ample parking and storage, complemented by central air conditioning for year-round comfort. Inside, rich hardwood flooring flows through the front living and dining rooms, setting a warm and elegant tone. The beautifully appointed kitchen features full-height cabinetry, a large island with granite countertops, a built-in oven and microwave, an electric cooktop, and a cozy breakfast nook. The adjacent sitting area with a gas fireplace invites relaxation, while patio doors open seamlessly to the backyard deck. A thoughtful built-in desk area provides the perfect spot for a coffee station or workspace. The primary suite is a serene retreat, complete with a 3-piece ensuite and a walk-in closet. Two additional main-floor bedrooms share a spacious 4-piece bathroom, and a convenient main floor laundry room completes the layout. The basement has been refreshed with brand-new carpet and paint, and offers two more bedrooms, a 3-piece bathroom, a large recreation room with a cozy gas fireplace and built-in shelving, a generous storage room, and additional storage under the stairs. Enjoy the best of Lake Bonavista living, just a short walk to the Avenida Shopping Centre, and access to an array of exclusive amenities including two private beaches, tennis and pickleball courts,

playgrounds, basketball and sand volleyball courts, and year-round community activities.