

# \$1,825,000 - 12215 Lake Erie Way Se, Calgary

MLS® #A2252867

**\$1,825,000**

5 Bedroom, 4.00 Bathroom, 2,598 sqft

Single Family on 0.22 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Lake Bonavista – one of Calgary’s most prestigious and sought-after lake communities! Residents enjoy exclusive access to a private four-season lake where you can swim, skate, fish, and take in year-round activities. Surrounded by mature tree-lined streets, top-rated schools, parks, and amenities, this is the perfect setting for families seeking both lifestyle and community. This professionally renovated and builder occupied home has been completely re-imagined. Taking a traditional Lake Bonavista family home with timeless character and blending it with modern luxury. The open-concept main floor showcases a chef’s dream kitchen with a 6-burner Wolf gas range, Sub-Zero fridge, Miele dishwasher, walk-in pantry, Legacy cabinetry, LED lighting, and a massive centre island & large windows overlooking the beautifully landscaped west-facing backyard. Off the kitchen there is also a home office with patio doors to the backyard. A sunken dining room with expansive windows highlights the green space across the street, while the spacious living room features the original stone wood-burning fireplace with patio doors that open to a covered outdoor retreat. Tucked behind a hidden wall, you’ll find a thoughtfully designed mudroom with custom storage and full walk-in closet and access to the garage. Wide-plank engineered hardwood flows seamlessly throughout the main floor. Upstairs offers two generous



childrenâ€™s bedrooms, a 5-piece bath with double sinks and separate water closet, a convenient full laundry room with sink and storage, and a luxurious primary suite with walk-in closet, private rooftop patio, and a spa-inspired ensuite featuring heated floors, curb-less walk-in shower, soaker tub, double sinks, and private water closet. The fully finished basement adds even more living space with two additional large bedrooms, a 3-piece bath with walk-in shower, an expansive family/games room, and an oversized storage area that could easily be convert into a home gym. Notable upgrades include: all new windows and doors (2020), new hot water tank (2020), flat ceilings throughout, LED pot lights and fixtures, two high-efficiency furnaces with A/C, and high-end Legacy cabinetry. This is more than a homeâ€”itâ€™s a lifestyle. Move-in ready and designed for modern family living, this Lake Bonavista gem is the perfect place to create lasting memories. (id:6289)

Built in 1970

**Essential Information**

Listing #	A2252867
Price	\$1,825,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,598
Acres	0.22
Year Built	1970
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	12215 Lake Erie Way Se
Subdivision	Lake Bonavista

City	Calgary
Province	Alberta
Postal Code	T2J2L9

### Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby, Other
Features	See remarks, Other, Back lane, PVC window, Closet Organizers, Level
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Freezer, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Brick, Metal
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	MaxWell Capital Realty
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