

\$949,888 - 12235 Lake Fraser Way Se, Calgary

MLS® #A2263546

\$949,888

5 Bedroom, 3.00 Bathroom, 1,404 sqft
Single Family on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Welcome to 12235 Lake Fraser Way SE, a beautifully updated Keith-built bungalow across from a quiet green space in Lake Bonavista. This 5-bedroom, 3-full-bathroom home blends timeless quality with modern details. The kitchen showcases custom cabinetry, granite countertops, Miele appliances, including an induction cooktop, double ovens with steam and convection functions, and a thoughtfully designed pull-out pantry. All new windows on the upper level - with the main windows upgraded to triple-glazed, allowing tons of natural light throughout the day! The main level is finished in the classic Benjamin Moore "White Dove" palette, paired with modern light fixtures and a redesigned stone fireplace featuring a solid wood mantle, perfect for seasonal décor. You will feel comfortable all summer with central air conditioning and a reverse osmosis water system. Some of the major updates include full electrical rewiring to copper (2009), upgraded insulation to R40 (2009), roof replacement (2015), hot water tank (2017), to name a few. The fully developed basement offers a spacious family room with built-ins for your art, a wet bar, gas fireplace, and a hidden storage/ cold room for your Costco supply. The exterior includes an insulated garage, fenced yard, and a west-facing backyard ideal for evening sun. Lake access completes this exceptional family home! (id:6289)

Built in 1973



Essential Information

Listing #	A2263546
Price	\$949,888
Bedrooms	5
Bathrooms	3.00
Square Footage	1,404
Acres	0.14
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12235 Lake Fraser Way Se
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J3T2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Clubhouse, Recreation Centre
Features	See remarks, Other, Wet bar, No neighbours behind, No Animal Home
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Oven, Garburator, Window Coverings, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood siding
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Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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