



12328 Lake Moraine Rise Calgary Alberta

\$1,499,900

Stunningly curated and professionally renovated, this Lake Bonavista home feels both timeless and modern, with beautiful character and warm elegance infused into every inch. A cobblestone driveway, landscaped front yard, and slate porch showcase the artistry of design you will find throughout the home. Inside, the main floor centres around a three-sided fireplace. West-facing windows in the living area showcase picturesque sunsets, and pot lights highlight gorgeous hardwood floors. In the redesigned kitchen, a massive eat-up island with a dishwasher and wine fridge invites guests to pull up a chair for a drink and chat as you cook, while music plays on the built-in speakers. Full-height cabinets include a pantry, and high-end appliances include a gas range, a French-door refrigerator, and a wall oven. Hexagonal tiles and windows in the backsplash add a striking visual element while undermount and accent lighting enhance the sophisticated aesthetic. Part of the remodel was adding an extension and opening up the floorplan, which flows into a spacious dining area that opens to the deck. It overlooks the family room, where a gas fireplace is set into custom built-ins and French doors step out to a cobble patio. Across the hall, there is a large office and a powder room next to the entry from the double attached garage. Upstairs, the layout was redesigned to create a luxe primary retreat. A feature wall creates a sense of rustic charm, echoed by a barn door to the ensuite, where you will instantly fall in love with your personal spa. An accent wall and a chandelier frame the freestanding soaker tub, and a glassed-in rainfall shower makes even a simple shower decadent. Couples will also appreciate the dual vanities. An extensive walk-in closet has custom organizers, and this is also conveniently where you will find the laundry area. Two more bedrooms on this storey are ...

Primary Bedroom 13.25 Ft x 14.67 Ft
 5pc Bathroom 7.50 Ft x 13.83 Ft
 Other 9.83 Ft x 8.92 Ft
 4pc Bathroom 7.50 Ft x 7.50 Ft
 Bedroom 11.00 Ft x 9.25 Ft
 Bedroom 9.75 Ft x 12.50 Ft

Furnace 12.00 Ft x 11.08 Ft
 Storage 15.83 Ft x 13.00 Ft
 Storage 7.08 Ft x 13.00 Ft
 Kitchen 11.33 Ft x 17.75 Ft
 Living room 17.25 Ft x 13.17 Ft
 Dining room 15.75 Ft x 17.75 Ft

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Listing Presented By:



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See

Mirror

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Recreational, Games room 22.33 Ft x 24.17 Ft

Family room 18.83 Ft x 11.58 Ft

Bedroom 13.83 Ft x 11.00 Ft

Bedroom 11.67 Ft x 9.92 Ft

3pc Bathroom 8.00 Ft x 5.58 Ft

2pc Bathroom 2.92 Ft x 6.42 Ft