



13107 Lake Arrow Road Calgary Alberta

\$1,199,999

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...

Family room 13.08 Ft x 19.75 Ft
 Bedroom 10.33 Ft x 11.00 Ft
 Bedroom 10.33 Ft x 10.33 Ft
 Bedroom 10.00 Ft x 12.58 Ft
 Laundry room 8.50 Ft x 12.58 Ft
 3pc Bathroom 6.58 Ft x 12.83 Ft

Other 4.00 Ft x 7.00 Ft
 Living room 13.00 Ft x 20.75 Ft
 Other 14.75 Ft x 20.08 Ft
 Primary Bedroom 12.00 Ft x 12.42 Ft
 2pc Bathroom 3.50 Ft x 6.67 Ft
 5pc Bathroom 9.17 Ft x 12.00 Ft

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