



11811 Lake Fraser Drive Calgary Alberta

\$299,900

Experience elevated living in this luxurious TOP-FLOOR 1-bedroom condo, featuring striking 9-foot FLOOR-TO-CEILING WINDOWS in both the living room and bedroom, perfectly framing the captivating DOWNTOWN CITY skyline. This energy-smart building offers GEOTHERMAL HEATING AND COOLING, plus solar power, ensuring comfort and efficiency year-round. Constructed with solid CONCRETE, the building is designed for superb soundproofing, offering you a private and tranquil retreat. Inside, a stylish kitchen awaits, complete with granite countertops, an extended island with additional seating, stainless steel appliances, and a sleek full-height pantry with frosted glass detail. The thoughtful design includes a built-in bar with a beverage cooler, modern faucet, upgraded lighting, and under-cabinet lighting for added sophistication. New LVT flooring throughout and plush premium carpet in the bedroom provide warmth and elegance, while the spacious 4-piece bathroom and main hall closets maximize storage options. Step out onto the covered balcony with rich wood decking and a BBQ gas hook-up, perfect for relaxing or entertaining guests. The building's amenities are truly exceptional, offering a state-of-the-art gym, a dedicated yoga room, and two versatile party rooms. For overnight visitors, two guest suites are available, along with secure underground visitor parking. This prime location is just steps from the C-Train, South Centre Mall, and Avenida Market, with convenient access to a vibrant mix of shopping, dining, and entertainment along Macleod Trail. Sought after in Lake Bonavista, this residence combines a premium location with unrivalled amenities--schedule your viewing today and see it for yourself! (id:6769)

Living room 11.42 Ft x 14.17 Ft
Kitchen 14.08 Ft x 15.58 Ft

Primary Bedroom 11.00 Ft x 11.58 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.jamienewton.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net