



# 12207 Lake Fraser Way Calgary Alberta

\$949,900

If you've been looking for an amazing bungalow with 2 GARAGES in a great location in Lake Bonavista, you've found it here. Welcome to 12207 Lake Fraser Way & to this beautifully renovated & well maintained home with loads of great features. These are the types of owners that you want handing a home over to you! Beautiful curb appeal as you walk up - the landscaping is meticulous. Renovated custom kitchen features a gas cooktop with vented range hood, built-in wall oven & smart storage solutions like a corner pull-out, pull-out pantry, quartz counters, under mount sink & soft close cabinets/drawers. Adjacent to the kitchen is an integrated office space which offers an ideal work from home option. There are hardwood floor throughout the main level. The living area gets lots of natural light & features a gas insert fireplace. Renovated main bathroom featuring Kohler fixtures + faucets, shower with multiple head setting + body settings, custom shower door & in-floor heating. The primary ensuite is also renovated featuring a soaker tub, heated floor & towel bar. Fully developed basement features a suite (illegal) which offers a great option for a nanny or for extended family. There is a separate laundry attached here in addition to the second laundry space in the basement. The basement also features a newly renovated full bathroom, rec/flex areas, cold room & lots of storage space. There is over 2800 square feet of developed space across the entire home. The electrical panel was replaced in 2018, and this home is air conditioned! Amazing outdoor space featuring a composite deck with covered bbq area (gas line for BBQ & fire table), underground irrigation, outdoor lighting, shed & beautiful landscaping. Another great feature - the power lines coming in from the alley were buried here, which is a nice feature. 2 garages - the front double features hot & cold fau...

Recreational, Games room 13.75 Ft x 21.92 Ft  
Kitchen 13.58 Ft x 9.42 Ft  
Den 13.58 Ft x 10.58 Ft  
Laundry room 8.50 Ft x 6.08 Ft  
Laundry room 6.33 Ft x 7.25 Ft  
Bedroom 11.58 Ft x 12.08 Ft  
Bedroom 11.83 Ft x 10.50 Ft

Other 4.83 Ft x 8.58 Ft  
3pc Bathroom Measurements not available  
Living room 18.00 Ft x 14.42 Ft  
Dining room 13.92 Ft x 13.75 Ft  
Kitchen 15.08 Ft x 9.00 Ft  
Den 9.33 Ft x 7.42 Ft

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**Storage** 3.75 Ft x 8.17 Ft  
**Storage** 7.75 Ft x 8.25 Ft  
**Furnace** 11.75 Ft x 8.83 Ft

**Bedroom** 10.42 Ft x 10.92 Ft  
**Bedroom** 10.42 Ft x 9.92 Ft