



15 Lake Placid Hill Calgary Alberta

\$1,075,000

Welcome to LAKE BONAVIDA ESTATES & to this beautifully renovated & maintained home on a large lot! Gorgeous curb appeal greets you at 15 Lake Placid Hill! This 2-storey home is perfectly suited for an established or growing family & offers you an ideal floor plan & flexible outdoor options for you to enjoy this nearly 10,000+ square foot lot! The main floor features generous formal spaces including a family room with gas fireplace, & a living room that transitions into the dining room. From here, walk into the office/flex space which offers an ideal work from home solution. This space is also flexible for various uses like a playroom, entertainment area or even a main floor fitness area. This is a very unique space & is a feature seldom found in homes in Lake Bonavista Estates. Functional kitchen space has lots of cabinet storage and prep space. Eat-in kitchen is very convenient for informal meals. Main level laundry as well - no need to haul clothes up and down the stairs from the basement. 3 upper bedrooms - you will love the primary suite which features a huge 19' x 14' bedroom, walk-in closet & beautifully renovated ensuite. The main bathroom is also renovated. This home features Hunter Douglas window coverings throughout. The basement is developed with an rec area, additional bedroom (needs carpet) & full bathroom. There is also a large storage area here which could be further developed into more living space. This home is also air-conditioned. The backyard offers all sorts of uses. Either side of the house has a yard space for children to play, and the east side also has a beautiful patio off of the main floor office. Beautiful deck off of the kitchen faces south - great to enjoy summer evenings. Great proximity to Fish Creek, schools (only moments from St. Bonaventure!), shopping, churches, and the lake of course. You'll be hard pressed to...

Furnace 23.00 Ft x 34.50 Ft

3pc Bathroom Measurements not available

Bedroom 12.42 Ft x 8.50 Ft

Recreational, Games room 9.75 Ft x 29.67 Ft

2pc Bathroom Measurements not available

Family room 17.92 Ft x 13.50 Ft

Great room 15.92 Ft x 21.08 Ft

Kitchen 11.83 Ft x 8.83 Ft

Living room 11.83 Ft x 20.42 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 8.42 Ft x 12.75 Ft

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Listing Presented By:



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

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

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

Breakfast 11.83 Ft x 7.67 Ft

Dining room 11.83 Ft x 9.00 Ft

Bedroom 14.92 Ft x 9.67 Ft

Primary Bedroom 19.42 Ft x 14.33 Ft