



1115 Lake Fraser Court Calgary Alberta

\$640,000

Welcome to Bonavista Estates I ! This immaculate one-owner, ground floor corner-unit is a rare find, offering two bedrooms, two bathrooms, and 1300 sq. ft. of beautifully designed living space. Located in a well-managed, gated community, this south-facing condo boasts 9-foot ceilings, large picture windows that flood the space with natural light. The bright open floor plan has been thoughtfully updated with luxury vinyl plank flooring, creating a warm and inviting atmosphere. The spacious bedrooms are positioned on opposite sides of the condo for added privacy. The living and dining area features a cozy gas fireplace, perfect for relaxing or entertaining, spilling out to a large, covered, south-facing patio, where mature landscaping provides privacy—ideal for evening barbecues or soaking up the sun on the weekend. Phantom retractable patio screen door and convenient natural gas BBQ hookup add to the list of luxuries this condo provides. The kitchen is a chef's dream, complete with granite countertops, a generous island with breakfast bar seating, and ample storage. Carrying in the groceries has never been easier with parking lot access just steps away providing direct access to the covered patio. At the end of the day, retreat to the primary suite, where walk-through double closets lead to a private ensuite with a deep luxurious jacuzzi tub. The second bedroom is spacious and versatile—perfect for guests or a home office—while a second full bathroom adds extra convenience. Additional features include luxurious in-floor heating throughout, in-suite laundry, extra storage within the unit, and a large private storage locker in the secure, heated underground parkade. Plus, enjoy the convenience of two underground parking stalls. Bonavista Estates One offers outstanding amenities designed to enhance your lifestyle—all conveniently located in Building One, just steps fr...

Living room 24.07 Ft x 18.50 Ft

Kitchen 11.75 Ft x 11.17 Ft

Dining room 16.75 Ft x 10.67 Ft

Primary Bedroom 18.50 Ft x 11.75 Ft

Bedroom 11.58 Ft x 9.67 Ft

Storage 4.83 Ft x 4.25 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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