



## 11811 Lake Fraser Drive Calgary Alberta

\$260,000

WELCOME to Gateway at Southcentre! This fantastic 1 bed/1 bath home features high ceilings with an open main living space, wide plank laminate flooring throughout and TWO titled parking spaces! The kitchen features a good sized island, granite counters and plenty of space for cooking a gourmet meal. The dining area has loads of room for a large dining table. The living area features large windows that flood the room with natural light & can easily accommodate plenty of seating, great for entertaining. Walking out to your private patio (with it's own separate entrance to the unit) there is room for relaxing plus a BBQ gas line to whip up dinner on warm evenings. The spacious primary bedroom also features large windows and lots of closet storage. The good sized 4 pc bath & stackable in unit laundry complete the unit. The beautifully maintained building has loads of amenities incl; a huge & clean gym w/all the latest workout equipment including new treadmills, stationary bikes & rowers, weight machines, free weights and a yoga studio; two community lounges with pool tables, a party area w/ dining & sofa seating; several guest suites w/kitchen & seating areas, and a serene inner courtyard w/seating areas. This location can't be beat! The community features close proximity to parks, playgrounds & schools, is walking distance to Avenida shopping plaza, Southcentre Mall, Canyon Meadows C-Train and quick access to MacLeod Trail. And did I mention TWO titled parking spaces! Book your showing today! (id:6769)

Living room 10.67 Ft x 11.00 Ft

Dining room 10.08 Ft x 8.08 Ft

Kitchen 9.50 Ft x 8.17 Ft

Other 6.00 Ft x 5.00 Ft

Other 6.08 Ft x 5.25 Ft

4pc Bathroom 4.92 Ft x 8.67 Ft

Laundry room 3.08 Ft x 3.08 Ft

Primary Bedroom 11.08 Ft x 11.75 Ft

Listing Presented By:



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<http://www.markandnatalie.com/>



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