



11811 Lake Fraser Drive Calgary Alberta

\$362,000

Nestled in the heart of Lake Bonavista, this inspiring two-bedroom plus den is a residence you can only dream of! From the moment you walk in, you will love the high ceilings and plethora of natural light that glistens over the new floors. The kitchen is timeless in design with modern white cabinetry, granite countertops, subway tile backsplash and premium appliances. This culinary retreat hosts an extravagant island - with sitting room for four! The kitchen transitions into your open-concept family room and dining, making entertaining effortless. The family room has access to your outdoor oasis that overlooks the landscaped courtyard, a gorgeous view, plus this unit is located on the quiet side of the building! This patio has a natural gas line and is covered so you can enjoy the outdoors rain or shine. Your primary bedroom is situated on one wing of the residence and is adorned with natural light and picturesque views. Rightsizing can be fun, as this bedroom has enough space for a king-sized bed and can accommodate a full bedroom suite (finally - a condo with space)! The primary features a double-sided walk-through closet that leads into your private three-piece ensuite. The ensuite spa has a functional design with an extended vanity and a large walk-in shower. Tucked away near the primary bedroom is a cozy den, this versatile space features built in cabinetry and can be imagined as an in-home office, playroom, storage room, studio or sewing room. The split bedroom configuration in this condo allows for privacy between roommates or guests, as the second bedroom is located on the opposite end of the residence! The second bedroom is generous in size, has a spacious closet and is conveniently located next to the shared four-piece bath! This unit is perfectly situated within the building as it's a short walk to the main elevator, mailroom, gym or lounge, and is close...

3pc Bathroom 5.92 Ft x 6.92 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Bedroom 10.58 Ft x 11.00 Ft

Den 6.83 Ft x 10.33 Ft

Dining room 6.08 Ft x 14.25 Ft

Kitchen 9.42 Ft x 8.58 Ft

Living room 13.75 Ft x 11.25 Ft

Primary Bedroom 14.92 Ft x 10.25 Ft

Listing Presented By:



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