



# 12222 Lake Erie Road Calgary Alberta

\$1,300,000

LAKE COMMUNITY | UPDATED 4-BEDROOM HOME | PRIVATE BACKYARD OASIS | Situated in the highly coveted family-friendly community of Lake Bonavista, this beautifully updated home offers over 3,000 SQ OF LIVING SPACE that seamlessly blends modern luxury with timeless elegance. As you step through the inviting front entry, you'll immediately notice the SKYLIGHT that floods the front living space with natural light, illuminating the recently refinished WHITE OAK HARDWOOD FLOORING that flows throughout the main level. Custom BUILT-IN SHELIVING and elegant finishes enhance the style and functionality of this comfortable space. The open family room features a STUNNING STONE FIREPLACE that adds warmth and character. The heart of this home is the BEAUTIFUL KITCHEN, complete with GRANITE COUNTERTOPS, FULL-HEIGHT CABINETRY, and TONS OF STORAGE, beverage fridge, new microwave, top-of-the-line stainless steel appliance, including a GAS RANGE and a SUBZERO fridge. Adjacent to the kitchen, the dining area is bright and welcoming, with large windows and sliding doors that lead out to your beautifully landscaped backyard. The SPACIOUS PATIO IS AN ENTERTAINER'S DREAM, ideal for summer BBQs and outdoor living. Upstairs, relax in your PRIMARTY SUITE and unwind in the SPA-LIKE ENSUITE, which boasts a DEEP SOAKING TUB, DUAL VANITIES, and a separate GLASS-ENCLOSED STEAM SHOWER. Two additional spacious bedrooms, each thoughtfully designed with large windows and ample closet space. Well-appointed 4-piece bathroom and convenient UPPER LAUNDRY room with storage cabinets and sink. The FULLY FINISHED BASEMENT offers a REC ROOM that's perfect for family movie or games night, featuring BUILT-IN ENTERTAINMENT SHELIVING, and a cozy FIREPLACE that adds to the inviting atmosphere. The 4th bedroom is ideal for family, guests, gym or office space. Convenient 3-piece bathroom and storage. You'll love the LAR...

Primary Bedroom 13.25 Ft x 12.42 Ft

Bedroom 10.08 Ft x 11.33 Ft

Bedroom 10.00 Ft x 11.42 Ft

4pc Bathroom 7.42 Ft x 7.00 Ft

5pc Bathroom 13.17 Ft x 10.33 Ft

3pc Bathroom 6.75 Ft x 5.25 Ft

Living room 14.42 Ft x 18.50 Ft

Dining room 9.08 Ft x 12.33 Ft

Family room 14.58 Ft x 13.50 Ft

Kitchen 16.75 Ft x 15.33 Ft

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Recreational, Games room 126.00 Ft x 30.50 Ft

Other 13.08 Ft x 9.58 Ft

Bedroom 12.42 Ft x 14.67 Ft

2pc Bathroom 4.75 Ft x 5.08 Ft