



## 218 Lake Fraser Place Calgary Alberta

\$949,900

Beautifully upgraded and maintained large bi-level in an excellent cul-de-sac location in Lake Bonavista. This great family home offers a total of 4 bedrooms, 3 full baths, a double attached garage and upgrades throughout. Enjoy new or newer triple-pane windows, hand-scraped luxury vinyl plank flooring on both levels, a Nespresso kitchen with custom pull-outs, sleek KitchenAid stainless steel appliances with a gas stove, and granite countertops. The main floor family room features a brand-new Valour gas fireplace with the latest technology. Two bedrooms up and two bedrooms down, the primary is large with a custom dressing area and a lavish ensuite bath. Both main floor baths have been upgraded with glass showers, new vanities, porcelain tile, new toilets and plumbing. Upgraded baseboard and casing, heritage doors, black pulls and hinges throughout really give this classic home a new feel. The professionally developed basement has a media/family room, 2 bedrooms, a full bath and storage. Upgraded mechanical features include a new on-demand hot water system, a high-efficiency forced air furnace, and an RO unit run to the kitchen. Freshly painted inside and out, large private back yard with a massive, tiered decking system, very good landscaping, a large shed and mature trees and shrubs. This is a turn-key home with virtually nothing to do but move in and start enjoying the benefits of living in this much sought-after lake community! Walk to the LRT, schools, shopping and more. (id:6769)

Media 13.00 Ft x 13.50 Ft

Bedroom 14.33 Ft x 8.25 Ft

Bedroom 10.75 Ft x 9.08 Ft

4pc Bathroom Measurements not available

Living room 13.67 Ft x 15.00 Ft

Dining room 10.00 Ft x 14.17 Ft

Kitchen 16.42 Ft x 13.67 Ft

Family room 15.00 Ft x 11.08 Ft

Primary Bedroom 18.25 Ft x 11.00 Ft

Bedroom 12.50 Ft x 9.50 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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