



220 Lake Moraine Place Calgary Alberta

\$1,325,000

Timeless design and immaculate care infused with elegant updates that perfectly preserve the original character of this stunning Lake Bonavista home, where a coveted floorplan features four upstairs bedrooms and over 3300 sq.ft. of living area. Manicured curb appeal and stylish exterior upgrades welcome you as you drive up a tranquil cul-de-sac to the heated triple-attached garage. Inside, the living area is set into floor-to-ceiling bay windows, and pristine hardwood gleams in the natural light. The layout is open to the dining area, which is framed by a wall of windows overlooking the backyard. A stately kitchen in rich wood tones and mottled granite includes newer stainless appliances, with a gas stove and French door refrigerator striking the perfect balance of modernity. East-facing windows bring in morning sunshine, making the breakfast nook an ideal spot to enjoy a coffee. Woodpanelling and a gas fireplace combine to create a sense of comfortable luxury in the family room, where patio doors allow the fresh air in, and your gatherings can flow into the outdoor space. A beautifully remodeled garage mudroom makes a statement while keeping your outerwear organized, with custom hanging and shelving space. You will find a laundry area here as well, complete with newer machines. A powder room finishes this level. Upstairs, a bonus room built into the rafters is a unique and charming space the family will love to spend time in. The primary bedroom is expansive and serene, offering a well-appointed full ensuite with dual sinks and a standup shower. There are three more bedrooms on this storey, all generously proportioned. You will also notice upgraded windows on this level. The main bathroom provides plentiful counter and storage space for a busy family, as well as a jetted tub. In the basement, a rec area is the epitome of coziness, with plush carpet and a wood-burning fireplace set ...

Primary Bedroom 14.75 Ft x 16.75 Ft

4pc Bathroom 13.25 Ft x 7.75 Ft

Bedroom 11.08 Ft x 10.58 Ft

Bedroom 11.08 Ft x 10.50 Ft

Bedroom 11.08 Ft x 11.25 Ft

4pc Bathroom 10.08 Ft x 5.00 Ft

Furnace 9.50 Ft x 10.25 Ft

Workshop 8.42 Ft x 23.08 Ft

Living room 25.92 Ft x 14.83 Ft

Kitchen 10.33 Ft x 9.33 Ft

Dining room 10.33 Ft x 6.92 Ft

Family room 19.08 Ft x 13.00 Ft

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Loft 23.58 Ft x 10.67 Ft

Recreational, Games room 31.08 Ft x 22.83 Ft

Storage 8.33 Ft x 10.17 Ft

2pc Bathroom 5.08 Ft x 5.17 Ft

Laundry room 5.00 Ft x 11.58 Ft