



1104 Lake Fraser Court Calgary Alberta

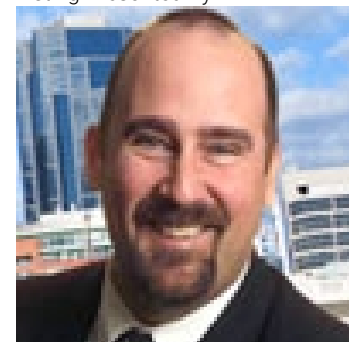
\$549,900

Lake Bonavista Estates I is a sought-after gated complex in one of Calgary's most desirable communities and is known for being well managed and exceptionally well maintained, offering both comfort and peace of mind. This 2 bedroom, 2 bathroom southwest facing corner unit features approximately 1,300 sq ft of bright, comfortable living space, surrounded by mature trees that provide shade and privacy. Thanks to being a CORNER UNIT, the kitchen, dining and living areas are wrapped in windows and filled with natural light. The large kitchen features quartz countertops, a modernized backsplash, newer stainless-steel appliances, still under warranty, ShelfGenie pull-outs throughout the cabinetry, a generous pantry and an eat-up breakfast bar for extra seating. The large open dining area flows into the spacious living room, complete with a cozy gas fireplace. One of the standout features of this home is the exceptional amount of storage, something that can be hard to find in apartment living. In addition to the large kitchen pantry, there is a spacious laundry room with shelving, a generously sized in-suite storage room, a large hallway linen closet, linen storage in both bathrooms and a separate storage locker in the heated parking garage. The primary suite easily accommodates a king-size bed and includes a walk-through closet leading to a 5-piece ensuite with dual sinks, a soaker tub and a glass walk-in shower. The second bedroom and full bathroom offer plenty of flexibility for guests, a home office or family. Beautiful tile flooring throughout the main living areas, laminate in the bedrooms, updated blinds, air conditioning and comfortable in-floor heating add to the appeal. Step outside to your private corner patio, bordered by planters and ready to be transformed into your own outdoor oasis. Tandem parking provides room for two vehicles. Residents enjoy an impressiv...

3pc Bathroom 8.33 Ft x 6.83 Ft
5pc Bathroom 10.33 Ft x 7.58 Ft
Bedroom 11.67 Ft x 10.58 Ft
Living room 18.00 Ft x 23.08 Ft

Primary Bedroom 15.08 Ft x 11.58 Ft
Storage 3.83 Ft x 7.83 Ft
Kitchen 11.08 Ft x 10.58 Ft
Dining room 11.50 Ft x 9.42 Ft

Listing Presented By:



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