



## 1108 Lake Placid Drive Calgary Alberta

\$1,469,900

**\*\*Open house Saturday, October 5 from 1:30-3:30 p.m.\*\*** Welcome to 1108 Lake Placid Drive, a quiet street in the heart of Lake Bonavista Estates. If you've been exploring Calgary's real estate market in this price range, prepare to be impressed by the outstanding value and compelling reasons to make this property your next home.

**1. Fully Renovated & Turnkey:** This home is completely move-in ready, with high-quality updates throughout. Enjoy the luxury of updated windows throughout and a stunning high-end kitchen featuring a Miele refrigerator, Miele dishwasher, and a butler's pantry for ample storage and prep space. The new white oak engineered hardwood on the main floor complements the modern design, while new interior doors, baseboards, and fresh paint throughout elevate the overall aesthetic. The exterior updates are equally impressive with updated Hardy board siding that was painted this year for a fresh look, updated roof shingles, soffits, and gutters, ensuring long-lasting durability and peace of mind.

**2. Spacious & Thoughtful Floor Plan:** With over 3,700 square feet of well-designed living space, this two-storey layout is perfect for established or growing families. Four upper-level bedrooms are large and spacious, the primary bedroom features a walk-in closet and modern ensuite bathroom. An additional updated full bathroom adds convenience. The fully developed basement offers flexibility, with a fifth bedroom, a bathroom, and versatile spaces for a home office, recreation, or fitness area. It's the ideal place for family movie nights or entertaining guests, with plenty of storage to keep everything organized.

**3. Attached Front Garage:** Say goodbye to the hassle of parking in the cold! The attached front garage allows direct entry into a spacious mudroom, offering both convenience and comfort year-round.

**4. Prime Lot & Location:** The sunny west-facing backyard fills...

4pc Bathroom Measurements not available

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Primary Bedroom 20.10 M x 14.00 M

Bedroom 13.50 M x 11.70 M

Bedroom 12.80 M x 9.50 M

Bedroom 13.30 M x 13.30 M

3pc Bathroom 7.90 M x 6.11 M

Kitchen 11.70 M x 10.70 M

Family room 19.20 M x 13.50 M

Living room 25.30 M x 12.10 M

Laundry room 9.50 M x 9.30 M

Foyer 9.10 M x 9.50 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Recreational, Games room 24.50 M x 24.50 M

Dining room 13.60 M x 11.10 M

Office 13.30 M x 8.90 M

Breakfast 11.10 M x 9.10 M

Bedroom 13.70 M x 10.60 M

2pc Bathroom Measurements not available