



# 11811 Lake Fraser Drive Calgary Alberta

\$450,000

Welcome to this fully renovated 2-bedroom, 2-bathroom + den executive corner unit, offering 1100 sqft of luxurious living space. Nestled in a premium concrete-built building, this unit promises ultimate quietness and tranquility. As you step inside, you'll be captivated by the floor-to-ceiling windows that bathe the open floor plan in natural light, creating an inviting and airy atmosphere. The beautifully designed kitchen boasts modern white cabinets extending to the ceiling, complemented by newer stainless steel appliances, quartz countertops, and a spacious kitchen island--perfect for hosting guests. The main living area is elegantly finished with grey ceramic tile and luxury vinyl plank flooring, exuding modern sophistication throughout. This unit offers the luxury of two private balconies facing south and east, complete with a BBQ line for enjoying summer gatherings. Experience comfort year-round with central air conditioning and forced air heating--no bulky baseboard heaters in sight! The layout is thoughtfully designed with privacy in mind, featuring two bedrooms on opposite sides of the unit. The expansive primary suite faces east and includes a walkthrough closet and a full ensuite bathroom. The secondary bedroom faces south and offers its own walkthrough closet with a cheater door into the main bathroom. An additional den, in-unit laundry, and a storage room complete this exceptional home. Convenience extends to parking, with two titled stalls in the heated underground garage, along with a dedicated storage unit. The building boasts a beautiful private garden area for residents, a top-of-the-line fitness center, and two guest suites available for rent--perfect for out-of-town visitors. All utilities are included in the condo fees. Located in a quiet and serene area, this unit is just steps away from the LRT, Macleod Trail, Anderson Road, and major bus routes, ...

3pc Bathroom 7.75 Ft x 8.17 Ft  
 4pc Bathroom 7.08 Ft x 8.33 Ft  
 Bedroom 10.75 Ft x 11.58 Ft  
 Den 5.83 Ft x 5.83 Ft  
 Dining room 7.42 Ft x 16.42 Ft

Kitchen 13.83 Ft x 9.17 Ft  
 Living room 12.25 Ft x 19.67 Ft  
 Primary Bedroom 11.58 Ft x 18.92 Ft  
 Storage 10.00 Ft x 3.83 Ft

Listing Presented By:



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