



12215 Lake Erie Way Calgary Alberta

\$1,825,000

Welcome home to Lake Erie Way! Situated in the exclusive 'Estates area' of Lake Bonavista this home sits on a 9429 sq/ft lot. Professionally renovated and builder occupied home has been completely re-imagined. Taking a traditional Lake Bonavista family home with timeless character and blending it with modern luxury. The open-concept main floor showcases a chef's dream kitchen with a 6-burner Wolf gas range, Sub-Zero fridge, Miele dishwasher, walk-in pantry, Legacy cabinetry, LED lighting, and a massive centre island & large windows overlooking the beautifully landscaped west-facing backyard. Off the kitchen there is also a home office with patio doors to the backyard. A sunken dining room with expansive windows highlights the green space across the street, while the spacious living room features the original stone wood-burning fireplace with patio doors that open to a covered outdoor retreat. Tucked behind a hidden wall, you'll find a thoughtfully designed mudroom with custom storage and full walk-in closet and access to the garage. Wide-plank engineered hardwood flows seamlessly throughout the main floor. Upstairs offers two generous children's bedrooms, a 5-piece bath with double sinks and separate water closet, a convenient full laundry room with sink and storage, and a luxurious primary suite with walk-in closet, private rooftop patio, and a spa-inspired ensuite featuring heated floors, curb-less walk-in shower, soaker tub, double sinks, and private water closet. The fully finished basement adds even more living space with two additional large bedrooms, a 3-piece bath with walk-in shower, an expansive family/games room, and an oversized storage area that could easily be converted into a home gym. Notable upgrades include: all new windows and doors (2020), new hot water tank (2020), flat ceilings throughout, LED pot lights and fixtures, two high-efficiency furnace...

Bedroom 11.92 Ft x 10.67 Ft

Bedroom 15.75 Ft x 13.08 Ft

3pc Bathroom 10.33 Ft x 7.00 Ft

Recreational, Games room 39.50 Ft x 13.58 Ft

Furnace 29.17 Ft x 14.17 Ft

Foyer 10.00 Ft x 9.75 Ft

Living room 22.92 Ft x 14.50 Ft

2pc Bathroom 7.17 Ft x 5.42 Ft

Other 11.25 Ft x 10.58 Ft

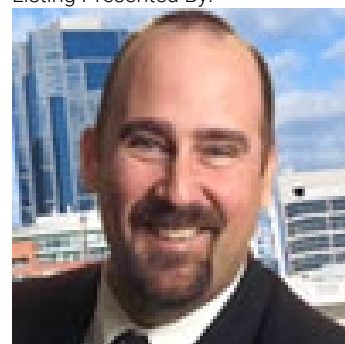
Primary Bedroom 13.75 Ft x 14.92 Ft

Other 9.83 Ft x 7.00 Ft

5pc Bathroom 9.92 Ft x 18.25 Ft

a

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

<https://brettmote.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 20.75 Ft x 12.83 Ft

Kitchen 23.42 Ft x 15.25 Ft

Pantry 10.17 Ft x 4.67 Ft

Den 8.33 Ft x 9.50 Ft

Bedroom 12.92 Ft x 11.92 Ft

Bedroom 9.92 Ft x 15.17 Ft

Laundry room 9.92 Ft x 6.42 Ft