



# 12235 Lake Fraser Way Calgary Alberta

\$875,000

Welcome to 12235 Lake Fraser Way SE, a beautifully updated Keith-built bungalow across from a quiet green space in Lake Bonavista. This 5-bedroom, 3-full-bathroom home blends timeless quality with modern details. The kitchen showcases custom cabinetry, granite countertops, Miele appliances, including an induction cooktop, double ovens with steam and convection functions, and a thoughtfully designed pull-out pantry. All new windows on the upper level - with the main windows upgraded to triple-glazed, allowing tons of natural light throughout the day! The main level is finished in the classic Benjamin Moore "White Dove" palette, paired with modern light fixtures and a redesigned stone fireplace featuring a solid wood mantle, perfect for seasonal decor. You will feel comfortable all summer with central air conditioning and a reverse osmosis water system. Some of the major updates include full electrical rewiring to copper (2009), upgraded insulation to R40 (2009), roof replacement (2015), hot water tank (2017), to name a few. The fully developed basement offers a spacious family room with built-ins for your art, a wet bar, gas fireplace, and a hidden storage/ cold room for your Costco supply. The exterior includes an insulated garage, fenced yard, and a west-facing backyard ideal for evening sun. Lake access completes this exceptional family home! (id:6769)

4pc Bathroom Measurements not available

Bedroom 12.58 Ft x 9.92 Ft

Bedroom 12.25 Ft x 11.75 Ft

Recreational, Games room 26.50 Ft x 25.25 Ft

Laundry room 17.75 Ft x 9.67 Ft

4pc Bathroom Measurements not available

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Primary Bedroom 13.33 Ft x 11.33 Ft

Bedroom 11.08 Ft x 10.00 Ft

Bedroom 14.50 Ft x 10.00 Ft

Kitchen 16.08 Ft x 11.33 Ft

Living room 20.33 Ft x 11.67 Ft

Family room 11.92 Ft x 11.42 Ft

Dining room 9.08 Ft x 14.33 Ft

Listing Presented By:



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