



12320 Lake Moraine Rise Calgary Alberta

\$1,599,000

RARE, WALK-OUT TO GRADE | "DOWN TO STUDS" RENOVATION | GREAT LOCATION & BACKYARD | 6 BEDROOMS | Welcome to 12320 Lake Moraine Rise & to this contemporary, custom transformation that offers nearly 2600 square feet of above grade, & 3700 square feet total. This home was totally transformed & taken down to the studs - the majority of the home functions as new, post renovation. This home has one of the rarest features you will see in Lake Bonavista Estates - a walk-out to grade basement. You might be lucky to find a walk-out to grade directly backing the lake, but it's almost impossible to find in this price category. This home was taken back to the studs & completely transformed from top to bottom. Generous front entry gives you an appreciation for the grand nature of this home. Huge LEGACY built kitchen with premium appliance package, centre island, large dining space & living room adjacent to patio doors that goes out to your elevated deck. The main level also has a huge office space with beautiful a built-in, which could also function as a 6th bedroom if required. The upper level features a massive primary bedroom retreat. The ensuite has double sinks, tile/glass shower, soaker tub & large walk-in closet which is directly adjacent & attached to the ensuite. 2 other large bedrooms on this level (both with in floor heating), & convenient upper laundry room with sink & ample cabinet storage. No need to haul laundry up & down stairs - perfect busy families! The walk-out lower level offers a bright space that transitions perfectly into the large backyard space. The family room has a fireplace & patio doors that walk-out to the yard. 2 additional bedrooms down here, full bathroom, wet bar & flex area perfect for a play or craft room. Hardy exterior is beautifully lit year round. This home is also equipped with solar panels - a nice bonus for very efficient utili...

Recreational, Games room 21.50 Ft x 12.42 Ft
 Living room 9.75 Ft x 11.67 Ft
 Bedroom 9.92 Ft x 12.67 Ft
 Bedroom 9.67 Ft x 14.83 Ft
 Other 13.58 Ft x 8.33 Ft
 Storage 21.08 Ft x 6.33 Ft

Dining room 24.08 Ft x 11.92 Ft
 Bedroom 13.17 Ft x 10.50 Ft
 Other 9.33 Ft x 6.25 Ft
 2pc Bathroom Measurements not available
 Primary Bedroom 14.17 Ft x 18.00 Ft
 Bedroom 10.50 Ft x 16.33 Ft

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

Listing Presented By:



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RE/MAX Realty Professionals

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3pc Bathroom Measurements not available

Foyer 13.25 Ft x 14.33 Ft

Living room 15.42 Ft x 11.92 Ft

Kitchen 23.67 Ft x 13.50 Ft

Bedroom 10.50 Ft x 16.33 Ft

Laundry room 5.83 Ft x 8.33 Ft

5pc Bathroom Measurements not available