



# 3102 Lake Fraser Court Calgary Alberta

\$575,000

Luxury and Lifestyle Await You in Bonavista Estates! Discover this bright and spacious TWO-bedroom, TWO-bathroom condo in the highly sought-after GATED complex, Bonavista Estates One. The west-facing unit features 9 ft ceilings, LARGE picture windows, and an inviting OPEN floor plan lined in hardwood flooring. The living and dining room area is a beautiful, open space, with a GAS fireplace, mantle and custom tile. The natural light flows effortlessly through the windows that are finished with custom roller blinds and elegant drapery to enhance both style and privacy. The crown molding elevates the space even further! The spacious kitchen has luxurious GRANITE countertops, a breakfast bar, stainless steel appliances (including a Samsung fridge & stove, and a Bosch dishwasher), upgraded fixtures with pull down faucet & soap dispenser, white door cabinetry and a pantry. Retreat to the KING-SIZED primary bedroom with two closets and room for a sitting area. The FIVE-PIECE ENSUITE features double sinks, a soaker tub, separate shower, and a linen closet. The second bedroom also enjoys VIEWS of mature trees, while the THREE-PIECE main bathroom is outfitted with QUARTZ countertops and a linen closet. A FULL-SIZE front load WASHER and DRYER in-suite, additional shelving, and a BUILT IN VACUUM SYSTEM make day-to-day living effortless. Stay comfortable year-round with AIR CONDITIONING, unwind on your private stone PATIO overlooking the manicured entrance and mature trees. Simply lovely! This meticulously cared-for condo includes TWO TITLED underground parking stalls, side-by-side, and assigned storage room, conveniently located across from the elevator. Bonavista Estates One offers EXCELLENT AMENITIES to enhance your lifestyle. Building 3000 welcomes you with a COZY foyer featuring a warm fireplace & seating area. The inviting CLUBHOUSE is ideal for hosting private social ga...

Other 5.25 Ft x 5.33 Ft  
 Kitchen 10.25 Ft x 11.75 Ft  
 Dining room 10.00 Ft x 11.00 Ft  
 Living room 10.00 Ft x 19.58 Ft  
 Primary Bedroom 12.42 Ft x 13.58 Ft

Bedroom 9.92 Ft x 11.50 Ft  
 Laundry room 3.00 Ft x 5.00 Ft  
 5pc Bathroom 8.50 Ft x 10.25 Ft  
 3pc Bathroom 6.33 Ft x 8.50 Ft

Listing Presented By:



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MaxWell Canyon Creek

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