



3206 Lake Fraser Court Calgary Alberta

\$549,900

*** \$5,000 renovation credit for flooring and fixtures***This beautifully appointed top-floor, 2-bedroom, 2-bathroom apartment features 9-foot ceilings and an abundance of natural light. Located in the highly sought-after gated community of Bonavista Estates, this bright and spacious home offers both comfort and convenience. The welcoming foyer opens into a well-designed kitchen with stainless steel appliances, track lighting, oak cabinetry, granite countertops, tiled flooring. The open-concept layout, seamlessly connecting the kitchen, dining, and living areas--perfect for everyday living and entertaining. The large primary bedroom provides ample space for a sitting area and includes large closet. The luxurious 5-piece ensuite features double sinks, a soaker tub, separate shower, and a linen closet. A second bedroom, a full main bathroom, and a spacious in-suite storage room complete the interior. large storage room, an in-suite washer and dryer. Enjoy year-round comfort with central air conditioning for warm Calgary summers, along with in-floor heating and a gas fireplace for cozy winter days. Step outside to your private, sheltered balcony, complete with a gas line for your BBQ, overlooking beautifully landscaped gardens and mature trees--an ideal spot for relaxing with your morning coffee. Rarely offered, this unit includes two titled parking stalls in the heated underground parkade, as well as a dedicated storage unit. The complex boasts exceptional amenities, including a gazebo, an elegant foyer sitting area with a fireplace, and a fully equipped clubhouse featuring an outdoor BBQ patio, kitchen, dining areas, billiards and games room, and an impressive stone fireplace. Additional amenities include a fitness centre, 24-seat private theatre, two guest suites, car wash bay, and ample visitor parking. For added convenience, Building 3000 is connected to Building 1...

5pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Kitchen 13.90 M x 16.10 M

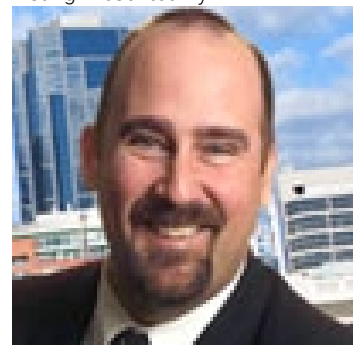
Dining room 14.10 M x 8.60 M

Family room 15.90 M x 20.00 M

Bedroom 15.80 M x 10.70 M

Primary Bedroom 19.70 M x 11.70 M

Listing Presented By:



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