

# \$949,900 - 218 Lake Fraser Place Se, Calgary

MLS® #A2238708

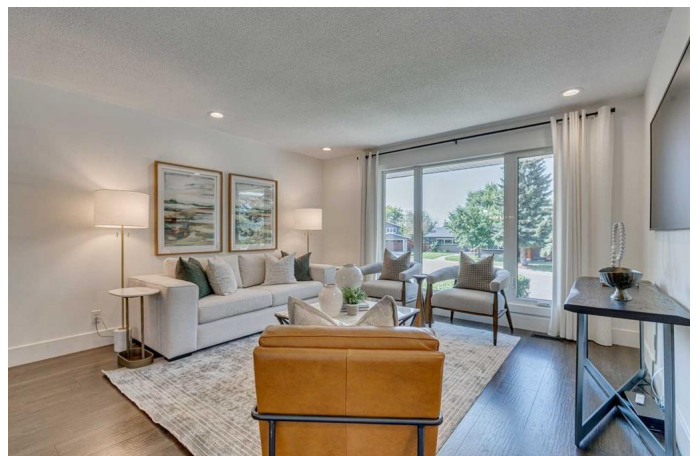
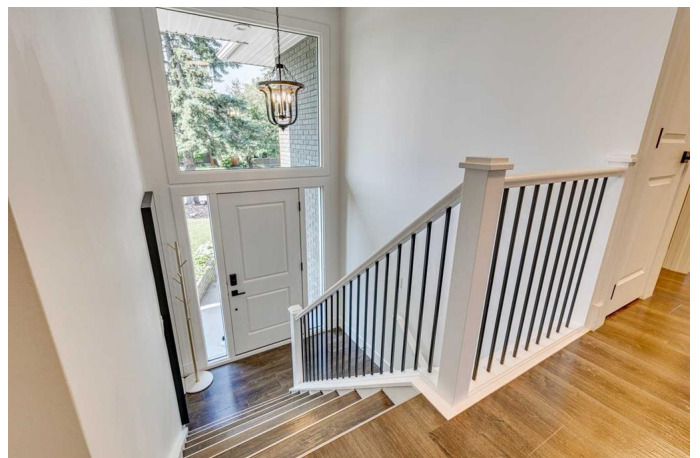
**\$949,900**

4 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Beautifully upgraded and maintained large bi-level in an excellent cul-de-sac location in Lake Bonavista. This great family home offers a total of 4 bedrooms, 3 full baths, a double attached garage and upgrades throughout. Enjoy new or newer triple-pane windows, hand-scraped luxury vinyl plank flooring on both levels, a Nespresso kitchen with custom pull-outs, sleek KitchenAid stainless steel appliances with a gas stove, and granite countertops. The main floor family room features a brand-new Valour gas fireplace with the latest technology. Two bedrooms up and two bedrooms down, the primary is large with a custom dressing area and a lavish ensuite bath. Both main floor baths have been upgraded with glass showers, new vanities, porcelain tile, new toilets and plumbing. Upgraded baseboard and casing, heritage doors, black pulls and hinges throughout really give this classic home a new feel. The professionally developed basement has a media/family room, 2 bedrooms, a full bath and storage. Upgraded mechanical features include a new on-demand hot water system, a high-efficiency forced air furnace, and an RO unit run to the kitchen. Freshly painted inside and out, large private back yard with a massive, tiered decking system, very good landscaping, a large shed and mature trees and shrubs. This is a turn-key home with virtually nothing to do but move in and start enjoying the benefits of living in this much sought-after lake community! Walk to the LRT,



schools, shopping and more.

Built in 1973

### Essential Information

MLS® #	A2238708
Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,420
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	218 Lake Fraser Place Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J3T5

### Amenities

Amenities	Beach Access, Boating, Park, Picnic Area
Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Crown Molding, Granite Counters, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater, Wall/Window Air Conditioner, Washer, Water Purifier, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Glass Doors, Mantle, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, Many Trees, Street Lighting, Treed
Roof	Asphalt
Construction	Brick, Cedar, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 13th, 2025
Zoning	R-CG
HOA Fees	406
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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