

# \$899,900 - 206 Lake Fraser Place Se, Calgary

MLS® #A2260066

**\$899,900**

5 Bedroom, 4.00 Bathroom, 1,332 sqft

Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

Welcome to your forever home, perfectly nestled on a quiet cul-de-sac in the heart of Lake Bonavista—one of Calgary's most prestigious lake communities. This beautiful 4-level split home offers the ideal blend of space, comfort, and lifestyle, with 5 bedrooms, 4 bathrooms, and a backyard that feels like your own private resort. Step inside and you'll immediately feel the warmth and charm of this inviting home. The bright, spacious living room is bathed in natural light thanks to new triple-pane windows and automated drapes, creating a cozy yet elegant atmosphere. It flows effortlessly into the dining room—perfect for hosting holidays or Sunday dinners—with a newer patio door that leads you out to the backyard. The kitchen is both functional and flexible, with room for a breakfast nook or extra cabinetry to suit your needs. Upstairs, the primary suite easily fits king-sized furniture and features his and hers closets plus a private ensuite. Two additional bedrooms and a full bathroom complete the upper level. On the lower level, you'll find a warm and welcoming family room with custom built-ins and a brick wood-burning fireplace with gas starter—ideal for cozy nights in. There's also a fourth bedroom, a full laundry room and convenient walkout access to the backyard. And what a backyard it is! Designed for both relaxation and entertaining, it features a heated inground pool, fire pit, raised garden boxes, and low-maintenance artificial grass—so you can spend less time



on upkeep and more time enjoying the outdoors. The fully finished basement adds even more versatility with a fifth bedroom (great for a guest room, home office, or gym), a full bathroom, a large rec room, and more storage space.Â This home has been lovingly maintained and thoughtfully updated includingÂ sump pump & exterior paint touch ups (2025),Â triple-pane windows throughout, patio door, new soffits and fascia (2021), water tank, outdoor pool pump & filter (2020) and two new furnaces (2015) Â offering peace of mind for years to come.Â This exclusive, residents-only lake community offers unmatched year-round amenitiesâ€”swimming, paddleboarding, kayaking, tennis, and beach volleyball in the summer, and ice skating, tobogganing, snowshoeing, and even ice fishing in the winter. The lake is stocked twice a year, and 52 acres of sparkling water are surrounded by 25 acres of lush green space and mature trees. Enjoy family-friendly events like movies in the park, Stampede BBQs, food truck nights, and seasonal festivalsâ€”all just steps from your door. Families will love being close to top-rated schools, including Lake Bonavista School, Andrew Sibbald, St. Boniface, St. Bonaventure, Sam Livingston, Nickle Jr. High and Dr. EP Scarlett High School. With quick access to Macleod Trail, Deerfoot, Stoney Trail, and even weekend getaways to the mountains, this location truly has it all.Â This is more than just a home- it's a lifestyle and itâ€™s ready for you to move in, add your personal updates and start making memories!

Built in 1973

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2260066  |
| Price    | \$899,900 |
| Bedrooms | 5         |

|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,332         |
| Acres          | 0.16          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 206 Lake Fraser Place Se |
| Subdivision | Lake Bonavista           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J 3T5                  |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Parking, Picnic Area, Playground, Visitor Parking |
| Parking Spaces | 6                                                                                |
| Parking        | Double Garage Attached                                                           |
| # of Garages   | 2                                                                                |
| Has Pool       | Yes                                                                              |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows                                                                         |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating           | Forced Air                                                                                                                                                      |
| Cooling           | None                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Brick Facing, Family Room, Wood Burning, Gas Starter, Raised Hearth                                                                                             |
| Has Basement      | Yes                                                                                                                                                             |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard, Storage                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Stucco, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 15                   |
| Zoning         | R-CG                 |
| HOA Fees       | 410                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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