

\$949,888 - 12235 Lake Fraser Way Se, Calgary

MLS® #A2263546

\$949,888

5 Bedroom, 3.00 Bathroom, 1,404 sqft
Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Welcome to 12235 Lake Fraser Way SE, a beautifully updated Keith-built bungalow across from a quiet green space in Lake Bonavista. This 5-bedroom, 3-full-bathroom home blends timeless quality with modern details. The kitchen showcases custom cabinetry, granite countertops, Miele appliances, including an induction cooktop, double ovens with steam and convection functions, and a thoughtfully designed pull-out pantry. All new windows on the upper level - with the main windows upgraded to triple-glazed, allowing tons of natural light throughout the day! The main level is finished in the classic Benjamin Moore "White Dove" palette, paired with modern light fixtures and a redesigned stone fireplace featuring a solid wood mantle, perfect for seasonal décor. You will feel comfortable all summer with central air conditioning and a reverse osmosis water system. Some of the major updates include full electrical rewiring to copper (2009), upgraded insulation to R40 (2009), roof replacement (2015), hot water tank (2017), to name a few. The fully developed basement offers a spacious family room with built-ins for your art, a wet bar, gas fireplace, and a hidden storage/ cold room for your Costco supply. The exterior includes an insulated garage, fenced yard, and a west-facing backyard ideal for evening sun. Lake access completes this exceptional family home!

Built in 1973



Essential Information

MLS® #	A2263546
Price	\$949,888
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,404
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12235 Lake Fraser Way Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3T2

Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Granite Counters, No Animal Home, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Convection Oven, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Stone, Basement

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, See Remarks
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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