



THE
A-TEAM

**RE/MAX
FIRST**

1108 LAKE PLACID Drive, Calgary T2W 2T7

MLS®#: **A2164855** Area: **Lake Bonavista** Listing Date: **09/11/24** List Price: **\$1,469,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1977** Abv Sqft: **2,505**
Lot Information Low Sqft:
 Lot Sz Ar: **7,362 sqft** Ttl Sqft: **2,505**
 Lot Shape:

DOM

8
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Mid Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Hardwood,Laminate,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	38`5" x 35`1"	Family Room	Main	63`0" x 44`3"
Living Room	Main	83`0" x 39`8"	Laundry	Main	31`2" x 30`6"
Foyer	Main	29`10" x 31`2"	Dining Room	Main	44`7" x 36`5"
Breakfast Nook	Main	36`5" x 29`10"	2pc Bathroom	Main	
4pc Bathroom	Second		4pc Ensuite bath	Second	
Bedroom - Primary	Second	65`11" x 45`11"	Bedroom	Second	44`3" x 38`5"
Bedroom	Second	42`0" x 31`2"	Bedroom	Second	43`8" x 43`8"

Game Room
Bedroom

Basement
Basement

80`5" x 80`5"
44`11" x 34`9"

Office
3pc Bathroom
Legal/Tax/Financial

Basement
Basement

43`8" x 29`2"
25`11" x 20`1"

Title:
Fee Simple
Legal Desc:

7611325

Zoning:
R-C1

Remarks

Pub Rmks:

****Open house Saturday, September 21 from 1:30-3:30 pm** Welcome to 1108 Lake Placid Drive, a quiet street in the heart of Lake Bonavista. If you've been exploring Calgary's real estate market in this price range, prepare to be impressed by the outstanding value and compelling reasons to make this property your next home. 1. Fully Renovated & Turnkey: This home is completely move-in ready, with high-quality updates throughout. Enjoy the luxury of updated windows throughout and a stunning high-end kitchen featuring a Miele refrigerator, Miele dishwasher, and a butler's pantry for ample storage and prep space. The new white oak engineered hardwood on the main floor complements the modern design, while new interior doors, baseboards, and fresh paint throughout elevate the overall aesthetic. The exterior updates are equally impressive with updated Hardy board siding that was painted this year for a fresh look, updated roof shingles, soffits, and gutters, ensuring long-lasting durability and peace of mind. 2. Spacious & Thoughtful Floor Plan: With over 3,700 square feet of well-designed living space, this two-storey layout is perfect for established or growing families. Four upper-level bedrooms are large and spacious, the primary bedroom features a walk-in closet and modern ensuite bathroom. An additional updated full bathroom adds convenience. The fully developed basement offers flexibility, with a fifth bedroom, a bathroom, and versatile spaces for a home office, recreation, or fitness area. It's the ideal place for family movie nights or entertaining guests, with plenty of storage to keep everything organized. 3. Attached Front Garage: Say goodbye to the hassle of parking in the cold! The attached front garage allows direct entry into a spacious mudroom, offering both convenience and comfort year-round. 4. Prime Lot & Location: The sunny west-facing backyard fills the home with natural light, creating a bright and inviting atmosphere. The large lot offers ample space for outdoor activities, the backyard is very spacious & offers a nice, private space to entertain, relax & watch your children play. Convenient storage shed for your lawn tools. 5. Exceptional Community: Lake Bonavista is one of Calgary's most desirable neighbourhoods for a reason. This home is just a 10-minute walk from the stunning Fish Creek Provincial Park, offering endless outdoor adventures. Plus, the amenities, schools, and lake privileges make this community perfect for families. This is a home that checks every box—schedule your private viewing today and experience the unmatched quality, space, and lifestyle that 1108 Lake Placid Drive offers!**

Inclusions:
Property Listed By: **RE/MAX First**
Tv bracket in family room, metal shelving attached to ceiling in garage

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











