



THE
A-TEAM

**RE/MAX
FIRST**

812 LAKE PLACID Drive, Calgary T2J 4C2

MLS®#: **A2166096** Area: **Lake Bonavista** Listing Date: **09/16/24** List Price: **\$1,299,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **7,760 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,380**
 Low Sqft:
 Ttl Sqft: **2,380**

DOM

3
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees,Underground Sprinklers,Private,Secluded**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Wood**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Covered Courtyard,Private Yard**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Central Vacuum,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`8" x 13`2"	Dining Room	Main	11`4" x 12`11"
Kitchen	Main	15`3" x 16`7"	Family Room	Main	11`4" x 16`11"
2pc Bathroom	Main	4`11" x 5`4"	Bedroom - Primary	Second	17`10" x 11`6"
Office	Second	15`11" x 12`10"	4pc Ensuite bath	Second	9`3" x 8`0"
Bedroom	Second	9`0" x 9`11"	Bedroom	Second	14`8" x 15`0"
4pc Bathroom	Second	5`7" x 8`11"	Bedroom	Second	12`5" x 8`10"
Game Room	Basement	21`11" x 16`9"	Exercise Room	Basement	12`6" x 12`7"

Furnace/Utility Room

Basement

38`2" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7410840

Remarks

Pub Rmks:

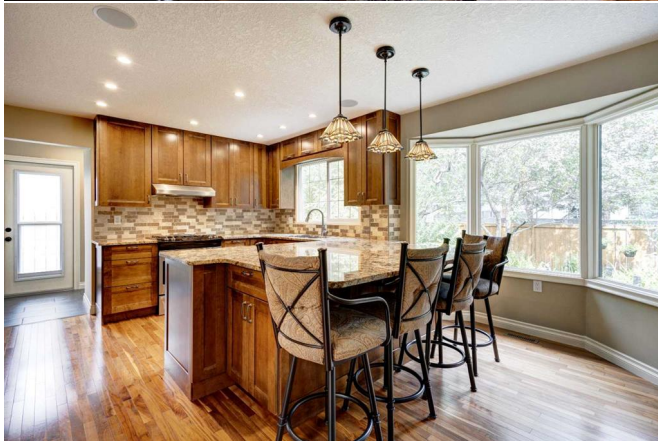
This stunning Estates home showcases a classic elegance rare in modern residences. A brick driveway, mature trees and manicured landscaping lend a quaint curb appeal, though this luxury home offers more than 3300 sq. ft. of developed space. Inside, a big bay window in the front room enjoys glimpses of peaceful lakefront properties. Beautiful hardwood throughout the main level pairs with stylish moulding for an upscale aesthetic, enhanced by decorative wall panels that add stately character, and all the windows in the home are new. A formal dining room is ready for big family gatherings. In the kitchen, high-end wood cabinetry and warm, mottled granite immediately set a refined tone, complemented by quality stainless appliances. Conversation will flow effortlessly across the massive breakfast bar and into the sunken family room, where a gas fireplace in a stone surround is a gorgeous focal point. Sliding glass doors allow you to transition to alfresco dining on the deck. The side entryway also conveniently holds a laundry area and a powder room. Upstairs, the primary bedroom is a true retreat. A private office greets you, and you'll also find the ensuite here; an opulent personal spa with stunning tile work, dual vanities, and a glassed-in shower. Dual closets lead to the secluded bedroom, set charmingly into the roofline, with big windows offering a peek of Lake Bonaventure and custom bookcases that give the luxurious space a secluded attic ambiance. There are three more bedrooms on this storey, all with generous closets. The main bath is spacious and well-appointed, perfectly completing the family-friendly layout. Downstairs, the finished basement offers a vast area for your home theatre, games, and hobbies in the rec room, and your gym has its spot as well. Stow your seasonal items out of sight in the huge storage and utility room. Outside, the side deck steps down to a patio made for gardening. There is a shed and access to the double-attached garage here too. The patio wraps around the back of the home, where you might grill on nice days. The main deck is partially covered so you can sit outside in any weather. Lush landscaping edges the lawn with mature trees, hedges, and perennial greenery that feels like your own secret garden. An irrigation system makes yard care a breeze. Just a half block away, the athletic park, arena, and community centre are within walking distance, as is the community beach. Parks and playgrounds are plentiful in this area, including popular Fish Creek Park, and there are multiple schools as well. Just up the road, The Promenade at Lake Bonavista is a local favourite for shopping and dining and also offers access to the homeowner's association amenities. To the west, Macleod Trail provides scores of shops, services, and restaurants, and commuters will love the straight shot into downtown. Primary routes nearby make it easy to get around the city to visit friends and family. Call today for more information and book your private showing.

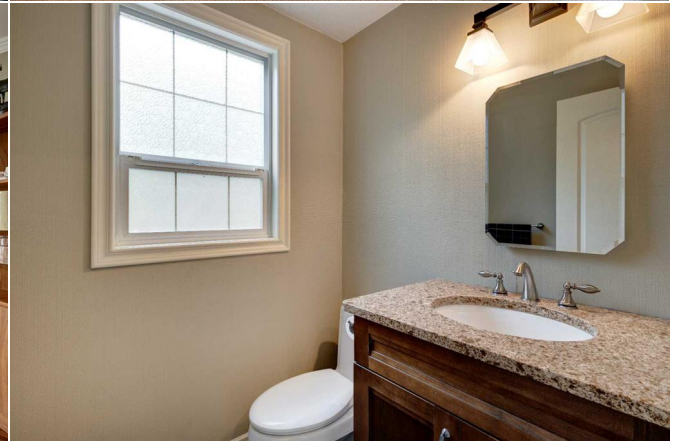
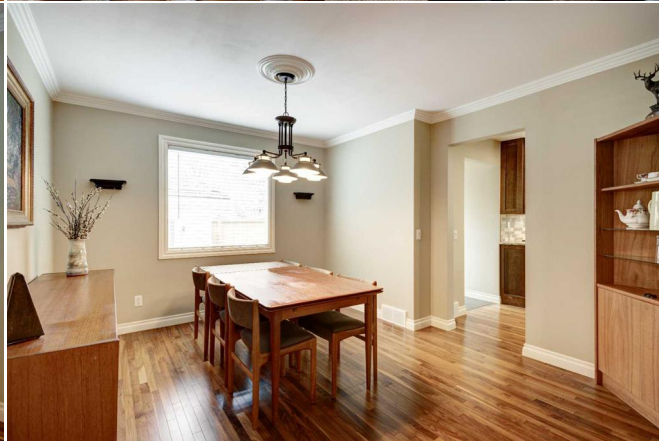
Inclusions:
Property Listed By:

**TV mount in family room,, vacuum system & attachments (as-is), 2 wall shelves in dining room, freezer in basement, shed
RE/MAX House of Real Estate**

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













812 Lake Placid Dr SE, Calgary, AB

Main Floor Exterior Area 11 132.70 sq ft
Interior Area 1032.77 sq ft
Excluded Area 442.26 sq ft



PREPARED: 2024/08/03
While regions are excluded from total floor area in IGUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

812 Lake Placid Dr SE, Calgary, AB

2nd Floor Exterior Area 1207.26 sq ft
Interior Area 1200.64 sq ft
Excluded Area 126.00 sq ft



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Basement (Below Grade) Exterior Area 1063.09 sq ft
Interior Area 952.37 sq ft



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