



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12207 LAKE FRASER Way, Calgary T2J 3T2**

MLS®#: **A2166272**

Area: **Lake Bonavista**

Listing Date: **09/17/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**

Lot Information

Lot Sz Ar: **6,824 sqft**  
Lot Shape:

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached,Single Garage Detached**

DOM

**2**

Layout

Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator**  
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 14`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`11" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`1" x 9`0"</b>	<b>Den</b>	<b>Main</b>	<b>9`4" x 7`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 9`11"</b>	<b>3pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Main</b>		<b>Game Room</b>	<b>Basement</b>	<b>13`9" x 21`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>13`7" x 9`5"</b>	<b>Den</b>	<b>Basement</b>	<b>13`7" x 10`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`6" x 6`1"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`4" x 7`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 12`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 10`6"</b>

Storage  
Furnace/Utility Room  
3pc Bathroom

Basement  
Basement  
Basement

3`9" x 8`2"  
11`9" x 8`10"

Storage  
Other

Basement  
Basement

7`9" x 8`3"  
4`10" x 8`7"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C1

731190

Remarks

Pub Rmks: **\*Open House, Saturday September 21, 1:30-3:30pm\*** If you've been looking for an amazing bungalow with 2 GARAGES in a great location in Lake Bonavista, you've found it here. Welcome to 12207 Lake Fraser Way & to this beautifully renovated & well maintained home with loads of great features. These are the types of owners that you want handing a home over to you! Beautiful curb appeal as you walk up - the landscaping is meticulous. Renovated custom kitchen features a gas cooktop with vented range hood, built-in wall oven & smart storage solutions like a corner pull-out, pull-out pantry, quartz counters, under mount sink & soft close cabinets/drawers. Adjacent to the kitchen is an integrated office space which offers an ideal work from home option. There are hardwood floor throughout the main level. The living area gets lots of natural light & features a gas insert fireplace. Renovated main bathroom featuring Kohler fixtures + faucets, shower with multiple head setting + body settings, custom shower door & in-floor heating. The primary ensuite is also renovated featuring a soaker tub, heated floor & towel bar. Fully developed basement features a suite (illegal) which offers a great option for a nanny or for extended family. There is a separate laundry attached here in addition to the second laundry space in the basement. The basement also features a newly renovated full bathroom, rec/flex areas, cold room & lots of storage space. There is over 2800 square feet of developed space across the entire home. The electrical panel was replaced in 2018, and this home is air conditioned! Amazing outdoor space featuring a composite deck with covered bbq area (gas line for BBQ & fire table), underground irrigation, outdoor lighting, shed & beautiful landscaping. Another great feature - the power lines coming in from the alley were buried here, which is a nice feature. 2 garages - the front double features hot & cold faucets, 8 foot door, lots of shelving space & coated flooring that are non-slip + water repellent. The garage in the back is wired & offers you options for additional vehicle storage or a workshop. Lake Fraser Way is a desirable street in Lake Bonavista, & this home is in one of the best locations on the street as it faces a green space out front. A short proximity to the shops in Avenida, the C-Train Station, schools, amenities, Fish Creek & the lake of course! Lake Bonavista is Calgary's premier lake community, offering a 52 acre lake that is open all year round & is exclusive to just Lake Bonavista residents. Swimming, boating, tennis, skating, sledding & more! What a fantastic opportunity for a fabulous property in a great location.

Inclusions: Washer (x2), Dryer (x2), Bookcase in Suite, Bar Fridge (to be delivered), TV mounts, Shed  
Property Listed By: RE/MAX First

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

























