



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12222 LAKE ERIE Road, Calgary T2J 2L8**

MLS®#: **A2169185**

Area: **Lake Bonavista**

Listing Date: **10/02/24**

List Price: **\$1,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1971**

Lot Information

Lot Sz Ar: **6,705 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,061**  
Low Sqft:  
Ttl Sqft: **2,061**

DOM

**4**

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane, Landscaped, Underground Sprinklers**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Built-in Features, Double Vanity, Granite Counters, Kitchen Island, See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 18`6"
Family Room	Main	14`7" x 13`6"
Mud Room	Main	13`1" x 9`7"
Bedroom - Primary	Second	13`3" x 12`5"
Bedroom	Second	10`0" x 11`5"
5pc Ensuite bath	Second	13`2" x 10`4"
Bedroom	Lower	12`5" x 14`8"

Room	Level	Dimensions
Dining Room	Main	9`1" x 12`4"
Kitchen	Main	16`9" x 15`4"
2pc Bathroom	Main	4`9" x 5`1"
Bedroom	Second	10`1" x 11`4"
4pc Bathroom	Second	7`5" x 7`0"
Game Room	Lower	126`0" x 30`6"
3pc Bathroom	Lower	6`9" x 5`3"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8252JK**

Remarks

Pub Rmks: **LAKE COMMUNITY | UPDATED 4-BEDROOM HOME | PRIVATE BACKYARD OASIS |** Situated in the highly coveted family-friendly community of Lake Bonavista, this beautifully updated home offers over 3,000 SQ OF LIVING SPACE that seamlessly blends modern luxury with timeless elegance. As you step through the inviting front entry, you'll immediately notice the SKYLIGHT that floods the front living space with natural light, illuminating the recently refinished WHITE OAK HARDWOOD FLOORING that flows throughout the main level. Custom BUILT-IN SHELIVING and elegant finishes enhance the style and functionality of this comfortable space. The open family room features a STUNNING STONE FIREPLACE that adds warmth and character. The heart of this home is the BEAUTIFUL KITCHEN, complete with GRANITE COUNTERTOPS, FULL-HEIGHT CABINETRY, and TONS OF STORAGE, beverage fridge, new microwave, top-of-the-line stainless steel appliance, including a GAS RANGE and a SUBZERO fridge. Adjacent to the kitchen, the dining area is bright and welcoming, with large windows and sliding doors that lead out to your beautifully landscaped backyard. The SPACIOUS PATIO IS AN ENTERTAINER'S DREAM, ideal for summer BBQs and outdoor living. Upstairs, relax in your PRIMARTY SUITE and unwind in the SPA-LIKE ENSUITE, which boasts a DEEP SOAKING TUB, DUAL VANITIES, and a separate GLASS-ENCLOSED STEAM SHOWER. Two additional spacious bedrooms, each thoughtfully designed with large windows and ample closet space. Well-appointed 4-piece bathroom and convenient UPPER LAUNDRY room with storage cabinets and sink. The FULLY FINISHED BASEMENT offers a REC ROOM that's perfect for family movie or games night, featuring BUILT-IN ENTERTAINMENT SHELIVING, and a cozy FIREPLACE that adds to the inviting atmosphere. The 4th bedroom is ideal for family, guests, gym or office space. Convenient 3-piece bathroom and storage. You'll love the LARGE MUDROOM with custom built-ins and a cozy bench, perfect for keeping the family organized. TANKLESS HOT WATER. AIR CONDITIONING. Step outside to your PRIVATE BACKYARD, where MATURE TREES AND A LUSH LAWN create a tranquil escape. The LARGE PATIO make this outdoor space perfect for entertaining or simply relaxing in your own peaceful sanctuary. The HOT TUB is tucked away to the side adds to the retreat-like atmosphere, offering a perfect spot for unwinding after a long day. As a resident of Lake Bonavista, you'll have access to the community's PRIVATE LAKE, offering endless activities such as swimming, paddleboarding, and fishing. Imagine spending your weekends lounging by the lake or enjoying the scenic views of one of Calgary's most sought-after neighborhoods. Don't miss out! \*\*Watch 3D TOUR\*\*

Inclusions:  
Property Listed By: **Hot Tub "as is"  
RE/MAX First**

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





















