



THE
A-TEAM

**RE/MAX
FIRST**

3104 LAKE FRASER Court, Calgary T2H 7H4

MLS® #: **A2179923** Area: **Lake Bonavista** Listing Date: **11/19/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,182**
 Low Sqft:
 Ttl Sqft: **1,182**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard, Private Entrance**

Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, See Remarks, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	24`3" x 16`9"	Dining Room	Main	9`8" x 7`1"
Kitchen	Main	15`6" x 9`9"	Bedroom - Primary	Main	13`1" x 15`1"
Bedroom	Main	13`10" x 10`5"	5pc Ensuite bath	Main	8`5" x 10`3"
3pc Bathroom	Main	5`4" x 8`8"	Balcony	Main	8`4" x 11`9"

Legal/Tax/Financial

Condo Fee: **\$900** Title: **Fee Simple** Zoning: **M-C1 d78**
 Fee Freq: **Monthly**

Legal Desc:

0111822

Remarks

Pub Rmks:

This lovely 2 bedroom, 2 bathroom apartment is located in the sought after gated complex Bonavista Estates One! It is a bright end unit with many windows offering lots of light overlooking the mature landscaped grounds. The foyer leads into the kitchen with stainless steel appliances including a KitchenAid fridge & stove, Samsung OTR microwave and Meile dishwasher. It also features white cabinetry with granite counters, tiled flooring, and a spacious walk-in corner pantry. The great room has a gas fireplace with a tile surround & mantle plus a spacious dining room. The king-sized primary bedroom boasts two closets with plenty of room for a sitting area. The 5-piece ensuite offers double sinks, granite counters, a soaker tub, separate shower and a linen closet. The second bedroom, main bathroom and storage with stacked washer/ dryer complete this home. This air-conditioned unit has had many upgrades over the years including laminate flooring, appliances, some lighting, venetian blinds, custom drapes, highboy toilets, bathroom sinks & countertops. Relax on the private, sheltered patio overlooking gardens and treed grounds. There are two titled parking stalls, side by side, located close to the elevator and a large, assigned storage area. This complex offers many amenities including a lovely sitting area in the building foyer with a cozy fireplace. The clubhouse has an outdoor patio with BBQ, kitchen, dining areas, billiards and games area and an impressive stone fireplace. Other amenities include a well-equipped fitness room, a private theatre (24 seats), two guest suites, a car wash bay and lots of visitor parking. All these amenities are available without going outside as Building 3000 is connected to Building 1000 through the underground parkade. Condo fees include resident caretaker and all utilities except electricity. This complex is located close to all amenities with shopping and restaurants right across the street and it is close to Anderson LRT, Southcentre Mall, the Library, Trico Centre, and the exclusive shops in Willow Park Village. Two bedroom, 2 bathroom units with two parking stalls are seldom available in this Complex - call your favorite Realtor to view today!

Inclusions:

n/a

Property Listed By:

Optimum Realty Group

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









