



THE
A-TEAM

**RE/MAX
FIRST**

3102 LAKE FRASER Court # 3102, Calgary T2J 7G4

MLS® #: **A2187043**

Area: **Lake Bonavista**

Listing Date: **01/16/25**

List Price: **\$575,000**

Status: **Pending**

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: **1,141**
Low Sqft:
Ttl Sqft: **1,141**

DOM

5

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Additional Parking,Parkade,See Remarks,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Elevator,Granite Counters,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 5`4"	Kitchen	Main	10`3" x 11`9"
Dining Room	Main	10`0" x 11`0"	Living Room	Main	10`0" x 19`7"
Bedroom - Primary	Main	12`5" x 13`7"	Bedroom	Main	9`11" x 11`6"
Laundry	Main	3`0" x 5`0"	5pc Ensuite bath	Main	8`6" x 10`3"
3pc Bathroom	Main	6`4" x 8`6"			

Legal/Tax/Financial

Condo Fee:
\$897

Title:
Fee Simple
Fee Freq:

Zoning:
M-C1

Monthly

Legal Desc:

0111822

Remarks

Pub Rmks:

Luxury and Lifestyle Await You in Bonavista Estates! Discover this bright and spacious TWO-bedroom, TWO-bathroom condo in the highly sought-after GATED complex, Bonavista Estates One. The west-facing unit features 9 ft ceilings, LARGE picture windows, and an inviting OPEN floor plan lined in hardwood flooring. The living and dining room area is a beautiful, open space, with a GAS fireplace, mantle and custom tile. The natural light flows effortlessly through the windows that are finished with custom roller blinds and elegant drapery to enhance both style and privacy. The crown molding elevates the space even further! The spacious kitchen has luxurious GRANITE countertops, a breakfast bar, stainless steel appliances (including a Samsung fridge & stove, and a Bosch dishwasher), upgraded fixtures with pull down faucet & soap dispenser, white door cabinetry and a pantry. Retreat to the KING-SIZED primary bedroom with two closets and room for a sitting area. The FIVE-PIECE ENSUITE features double sinks, a soaker tub, separate shower, and a linen closet. The second bedroom also enjoys VIEWS of mature trees, while the THREE-PIECE main bathroom is outfitted with QUARTZ countertops and a linen closet. A FULL-SIZE front load WASHER and DRYER in-suite, additional shelving, and a BUILT IN VACUUM SYSTEM make day-to-day living effortless. Stay comfortable year-round with AIR CONDITIONING, unwind on your private stone PATIO overlooking the manicured entrance and mature trees. Simply lovely! This meticulously cared-for condo includes TWO TITLED underground parking stalls, side-by-side, and assigned storage room, conveniently located across from the elevator. Bonavista Estates One offers EXCELLENT AMENITIES to enhance your lifestyle. Building 3000 welcomes you with a COZY foyer featuring a warm fireplace & seating area. The inviting CLUBHOUSE is ideal for hosting private social gatherings, accommodating small to medium-sized groups. It boasts a spacious DINING AREA with a GRAND FIREPLACE , a FULLY EQUIPED kitchen perfect for catering and serving, a fun BILLARDS space, walk out to TWO spacious PATIO's overlooking the beautifully LANDSCAPED and GATED greenspace and an outdoor BBQ area also! For BOOK lovers, the clubhouse also features a LIBRARY section with bookshelves filled with endless reading to enjoy. This is the PERFECT meeting place for afternoon CARD GAMES with friends to a hosting CELEBRATIONS with close family and friends. There's MORE!! There is a FITNESS/GYM center, a 24-seat THEATER, two GUEST SUITES, an underground CAR WASH BAY, and ample VISITOR parking. For added convenience, Building 3000 is connected to Building 1000 via the underground parkade, ensuring seamless access! Situated across from Avenida, close to Anderson LRT, Southcentre Mall, the Library, Trico Centre, and Willow Park Village. Call your favorite Realtor today to view!

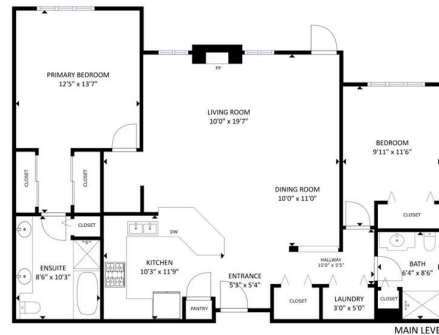
Inclusions:

Some furnishings may be available for purchase. Please inquire with an offer.

Property Listed By:

MaxWell Canyon Creek

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



GROSS AREA 3102 Lake Fraser Court SE - Calgary
MAIN LEVEL: 1141.15 SqFt
TOTAL: 1141.15 SqFt



