



THE
A-TEAM

**RE/MAX
FIRST**

1108 LAKE PLACID Drive, Calgary T2W 2T7

MLS® #: **A2189143** Area: **Lake Bonavista** Listing Date: **01/27/25** List Price: **\$1,425,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1977** Abv Sqft: **2,505**
Lot Information Low Sqft:
 Lot Sz Ar: **7,362 sqft** Ttl Sqft: **2,505**
 Lot Shape:

DOM

6
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Mid Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	38`5" x 35`1"	Family Room	Main	63`0" x 44`3"
Living Room	Main	83`0" x 39`8"	Laundry	Main	31`2" x 30`6"
Foyer	Main	29`10" x 31`2"	Dining Room	Main	44`7" x 36`5"
Breakfast Nook	Main	36`5" x 29`10"	2pc Bathroom	Main	
4pc Bathroom	Second		4pc Ensuite bath	Second	
Bedroom - Primary	Second	65`11" x 45`11"	Bedroom	Second	44`3" x 38`5"
Bedroom	Second	42`0" x 31`2"	Bedroom	Second	43`8" x 43`8"
Game Room	Basement	80`5" x 80`5"	Office	Basement	43`8" x 29`2"
Bedroom	Basement	44`11" x 34`9"	3pc Bathroom	Basement	25`11" x 20`1"

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **7611325**

Remarks

Pub Rmks: ****Open house Tuesday, January 28 from 4:00-6:00 p.m. and Saturday, February 1 from 1:30-3:30 p.m.** Welcome to 1108 Lake Placid Drive. Situated in a prime location in the heart of Lake Bonavista Estates, this FULLY RENOVATED, 4 bedroom up home delivers unparalleled value. There are compelling reasons to choose this property as your next home. || 1. Impeccable Renovations: From top to bottom, this home has been fully modernized. Enjoy sleek white oak engineered hardwood flooring, a high-end kitchen equipped with a Miele refrigerator, Miele dishwasher, and a well-appointed butler's pantry. Additional upgrades include updated windows, new interior doors, baseboards, and fresh paint throughout. Exterior updates such as Hardy board siding, updated roof shingles, soffits, & gutters ensure a polished, worry-free exterior. || 2. Family-Friendly Layout: With over 2,500 square feet above grade & 3,700 square feet of total space, this thoughtfully designed living space is perfect for families of all sizes. Four spacious bedrooms on the upper level include a primary suite with a walk-in closet and a beautifully updated ensuite. A second full bathroom adds extra convenience. Downstairs, the fully finished basement provides endless possibilities with a fifth bedroom, a full bathroom, and flexible spaces perfect for a home office, gym, or recreation room. || 3. Convenience of an Attached Garage: Skip the hassle of Calgary winters! The attached front garage offers direct access to the home via a spacious mudroom, keeping your family comfortable and organized year-round. Plenty of driveway parking for additional vehicles. || 4. Sunny West-Facing Backyard: The expansive west-facing backyard invites natural light into the home, creating a warm and inviting atmosphere. This private, fully fenced space is perfect for entertaining, relaxing, or watching the children play. A convenient storage shed provides additional space for tools and outdoor equipment. || 5. Unbeatable Location: Lake Bonavista Estates is one of Calgary's most sought-after communities, offering unmatched amenities and lifestyle perks. Enjoy access to Lake Bonavista, Calgary's premier community lake. This home is also just a short 5-minute walk to breathtaking Fish Creek Provincial Park, Canada's second-largest urban park. Hike, bike & enjoy a picnic - over 80 kilometres of pathways. There is a large field just down the street, perfect for soccer & watching your children burn off some energy! With excellent schools, shopping, and recreation nearby, this location has it all. Also a short walk to Canyon Meadows C-Train station. Don't miss out on this rare opportunity to own a stunning, move-in-ready home in the heart of Lake Bonavista Estates. Schedule your private tour today and see why 1108 Lake Placid Drive is the perfect place to call home!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

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













Fish Creek, Canada's second-largest urban park, is only a 5 minute walk from your home!

