



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

220 Lake Moraine Place SE
Calgary, Alberta

MLS # A2234770



\$1,325,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,399 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Jetted Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: desk in bonus room, TV mount in living room, 2 work benches in basement,

Timeless design and immaculate care infused with elegant updates that perfectly preserve the original character of this stunning Lake Bonavista home, where a coveted floorplan features four upstairs bedrooms and over 3300 sq.ft. of living area. Manicured curb appeal and stylish exterior upgrades welcome you as you drive up a tranquil cul-de-sac to the heated triple-attached garage. Inside, the living area is set into floor-to-ceiling bay windows, and pristine hardwood gleams in the natural light. The layout is open to the dining area, which is framed by a wall of windows overlooking the backyard. A stately kitchen in rich wood tones and mottled granite includes newer stainless appliances, with a gas stove and French door refrigerator striking the perfect balance of modernity. East-facing windows bring in morning sunshine, making the breakfast nook an ideal spot to enjoy a coffee. Wood panelling and a gas fireplace combine to create a sense of comfortable luxury in the family room, where patio doors allow the fresh air in, and your gatherings can flow into the outdoor space. A beautifully remodeled garage mudroom makes a statement while keeping your outerwear organized, with custom hanging and shelving space. You will find a laundry area here as well, complete with newer machines. A powder room finishes this level. Upstairs, a bonus room built into the rafters is a unique and charming space the family will love to spend time in. The primary bedroom is expansive and serene, offering a well-appointed full ensuite with dual sinks and a standup shower. There are three more bedrooms on this storey, all generously proportioned. You will also notice upgraded windows on this level. The main bathroom provides plentiful counter and storage space for a busy family, as well as a jetted tub. In the basement, a rec area is the epitome of coziness, with plush carpet and a

wood-burning fireplace set into a stone hearth and plank feature wall. There is space here for your home gym or a games table too. You'll find plenty of storage in the utility room, and the hot water tank and both furnaces are newer. Outside, the yard is a gorgeous private oasis. The patio is edged by tidy garden beds, and an arbour leads to a large lawn. Mature trees, lush foliage create a secret garden ambiance. Set in the heart of one of Calgary's best neighbourhoods, you'll have access to everything that makes lake community life amazing. Schools and parks are only steps away, and the community association and beach are in walking distance, too. Nature lovers will appreciate proximity to Fish Creek Provincial Park, while the family foodie will love the array of shopping and dining options along MacLeod Trail available within blocks. This area is loved by commuters, as downtown is a short, straight drive, with the option to take the nearby LRT as well. Primary routes in each direction make this area incredibly well-connected as well. See this one today!