



GRASSROOTS
REALTY GROUP

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206 Lake Fraser Place SE
Calgary, Alberta

MLS # A2260066



\$899,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,332 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, See Remarks, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Cabinet in Kitchen, Portable Island In Kitchen, Fridge in Laundry Room, TV Wall Mount in Primary Bedroom, All Outdoor Furniture, All Pool Accessories, Fire Pit

Welcome to your forever home, perfectly nestled on a quiet cul-de-sac in the heart of Lake Bonavista—one of Calgary's most prestigious lake communities. This beautiful 4-level split home offers the ideal blend of space, comfort, and lifestyle, with 5 bedrooms, 4 bathrooms, and a backyard that feels like your own private resort. Step inside and you'll immediately feel the warmth and charm of this inviting home. The bright, spacious living room is bathed in natural light thanks to new triple-pane windows and automated drapes, creating a cozy yet elegant atmosphere. It flows effortlessly into the dining room—perfect for hosting holidays or Sunday dinners—with a newer patio door that leads you out to the backyard. The kitchen is both functional and flexible, with room for a breakfast nook or extra cabinetry to suit your needs. Upstairs, the primary suite easily fits king-sized furniture and features his and hers closets plus a private ensuite. Two additional bedrooms and a full bathroom complete the upper level. On the lower level, you'll find a warm and welcoming family room with custom built-ins and a brick wood-burning fireplace with gas starter—ideal for cozy nights in. There's also a fourth bedroom, a full laundry room and convenient walkout access to the backyard. And what a backyard it is! Designed for both relaxation and entertaining, it features a heated inground pool, fire pit, raised garden boxes, and low-maintenance artificial grass—so you can spend less time on upkeep and more time enjoying the outdoors. The fully finished basement adds even more versatility with a fifth bedroom (great for a guest room, home office, or gym), a full bathroom, a large rec room, and more storage space. This home has been lovingly maintained and thoughtfully updated including sump pump, exterior paint touch

ups, new pool heater, pump & filter (2025), triple-pane windows throughout, new soffits, fascia and two new furnaces (2022) and hot water tank (2017) offering peace of mind for years to come. This exclusive, residents-only lake community offers unmatched year-round amenities—swimming, paddleboarding, kayaking, tennis, and beach volleyball in the summer, and ice skating, tobogganing, snowshoeing, and even ice fishing in the winter. The lake is stocked twice a year, and 52 acres of sparkling water are surrounded by 25 acres of lush green space and mature trees. Enjoy family-friendly events like movies in the park, Stampede BBQs, food truck nights, and seasonal festivals—all just steps from your door. Families will love being close to top-rated schools, including Lake Bonavista School, Andrew Sibbald, St. Boniface, St. Bonaventure, Sam Livingston, Nickle Jr. High, and Dr. EP Scarlett High School. With quick access to Macleod Trail, Deerfoot, Stoney Trail, and even weekend getaways to the mountains, this location truly has it all. This is more than just a home— it's a lifestyle and it's ready for you to move in, add your personal updates and start making memories!