



GRASSROOTS
REALTY GROUP

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12235 Lake Fraser Way SE
Calgary, Alberta

MLS # A2263546



\$875,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,404 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Granite Counters, No Animal Home, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to 12235 Lake Fraser Way SE, a beautifully updated Keith-built bungalow across from a quiet green space in Lake Bonavista. This 5-bedroom, 3-full-bathroom home blends timeless quality with modern details. The kitchen showcases custom cabinetry, granite countertops, Miele appliances, including an induction cooktop, double ovens with steam and convection functions, and a thoughtfully designed pull-out pantry. All new windows on the upper level - with the main windows upgraded to triple-glazed, allowing tons of natural light throughout the day! The main level is finished in the classic Benjamin Moore "White Dove" palette, paired with modern light fixtures and a redesigned stone fireplace featuring a solid wood mantle, perfect for seasonal decor. You will feel comfortable all summer with central air conditioning and a reverse osmosis water system. Some of the major updates include full electrical rewiring to copper (2009), upgraded insulation to R40 (2009), roof replacement (2015), hot water tank (2017), to name a few. The fully developed basement offers a spacious family room with built-ins for your art, a wet bar, gas fireplace, and a hidden storage/ cold room for your Costco supply. The exterior includes an insulated garage, fenced yard, and a west-facing backyard ideal for evening sun. Lake access completes this exceptional family home!