



GRASSROOTS
REALTY GROUP

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**1113, 1113 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2267697



\$348,500

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	740 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Gated, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Stucco
Foundation:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 589
LLD:	-
Zoning:	M-C1 d78
Utilities:	-

Inclusions: NA

Welcome to this wide open and tidy one bedroom main floor unit in the sought after Bonavista Estates complex. Incredible complex that offers all the amenities you will ever need. A huge social room with pool table, kitchen & eating areas, card table & games overlooking a central fireplace. There is a movie theatre room with row seating and big screen projection TV and a handy full size gym as well. The unit is nice and open with gleaming hardwood & tiled flooring everywhere except the bedroom. Nice 9 foot ceilings and large windows provide loads of natural light. The kitchen has new SS appliances, tiled floors and like new white kitchen cabinets. Overlooking the kitchen you will find a good sized dining area and a large living room with a central gas fireplace that is bookcased with two oversized windows and has a recessed builtin niche great for the TV. The walkout leads to a large and private covered patio which overlooks a huge green space with loads of mature trees. The main living area is kept cool in the summer with a newer wall AC unit. The Primary bedroom is a good size with a large window, his n her double closets and a full 4 pce bathroom with tiled floors and nice deep soaker tub. There is a handy 2 pce powder room as well which has the stacker washer/dryer. Dont miss the titled underground heated parking stall (#82) where you will also find the oversized storage locker~one of the bigger ones in the building! Move in ready in a great complex.