



**GRASSROOTS**  
REALTY GROUP

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**250 Lake Fraser Place SE**  
**Calgary, Alberta**

**MLS # A2281677**



**\$1,195,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,867 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

Welcome to 250 Lake Fraser Place. Situated on a quiet cul-de-sac in the heart of Lake Bonavista, this FULLY RENOVATED home delivers unparalleled value. There are 6 COMPELLING REASONS to choose this property as your next home. || || THE QUALITY OF THE STREET: In the last 10 years, only 4 homes have sold on this street. With only 15 homes, this street is perfect to raise your family. Watch your children play out front worry free - there is almost no traffic here. || || THE RENOVATIONS: When renovated, this home was taken to the studs. Plumbing, electrical, insulation & mechanical were replaced. The kitchen was expanded - you will see that this is truly an entertainer's main floor. Massive central island, loads of cabinet space, 2 ovens & premium appliances. Incredible comfort with heated tile flooring & AC. The primary bedroom has a 5pc ensuite (jetted tub + steam shower) + a large walk-in closet. These owners have consistently maintained & updated their home as needed. Other recent updates include: Attic insulation top up (R60), new kitchen backsplash, under-mount kitchen lighting, new fans and light fixtures in all bathrooms, primary closet refresh, Hunter Douglas blinds in the living room, new paint & more. || || THE FLOOR PLAN: This was originally a 4 bedroom up plan that was converted to 3. This allows for a larger ensuite & primary closet which is hard to find in Lake Bonavista. Upper laundry was also added which is convenient for families. The main floor has the best of both worlds. Open, bright & inviting, & a quiet flex room on the opposite side that can be used as an office/family room. The basement has a huge, 4th bedroom. Ideal for a nanny or teenager. Full bath, flex spaces & storage area complete the basement. || || THE BACKYARD: Large, south facing & low maintenance yard that walks out from the kitchen. Huge, high quality

composite deck, low maintenance artificial turf, & oversized 26x24 garage with dedicated electrical panel. You'll be hard pressed to find a better yard. Beautiful "Spring in snow" tree in the back corner blooms fragrant & white, & a Manitoba maple that provides amazing shade. || || Family friendly street & neighbours: The current owners say: "The best neighbours! We shovel each other's walks, watch each other's houses, dog get togethers in the front, block parties, overall a safe & friendly" || || THE COMMUNITY: Lake Bonavista is one of Calgary's most sought after communities, offering unmatched amenities & perks. Enjoy access to Lake Bonavista, Calgary's premier community lake. This home is also a short 10 min. walk to Fish Creek Park. Hike, bike & enjoy a picnic - over 80 km of pathways. With excellent schools, shopping, & recreation nearby, this location has it all. Footsteps to Canyon Meadows C-Train station & Avenida Shops. Don't miss out on this rare opportunity to own a stunning, move-in-ready home in the heart of Lake Bonavista. CALL TODAY FOR YOUR PRIVATE SHOWING.