



GRASSROOTS
REALTY GROUP

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12215 Lake Erie Way SE
Calgary, Alberta

MLS # A2281763



\$1,825,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,598 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Privat		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: washer, dryer, fridge, gas stove, dishwasher, central Air conditioning, window coverings, range hood, deep freeze, garage controls,

OPEN HOUSE SATURDAY, FEBRUARY 7TH 12:00-3:00PM. Welcome home to Lake Erie Way! This professionally renovated and builder occupied home has been completely re-imagined. Taking a traditional Lake Bonavista family home with timeless character and blending it with modern luxury. The open-concept main floor showcases a chef's dream kitchen with a 6-burner Wolf gas range, Sub-Zero fridge, Miele dishwasher, walk-in pantry, Legacy cabinetry, LED lighting, and a massive centre island & large windows overlooking the beautifully landscaped west-facing backyard. Off the kitchen there is also a home office with patio doors to the backyard. A sunken dining room with expansive windows highlights the green space across the street, while the spacious living room features the original stone wood-burning fireplace with patio doors that open to a covered outdoor retreat. Tucked behind a hidden wall, you'll find a thoughtfully designed mudroom with custom storage and full walk-in closet and access to the garage. Wide-plank engineered hardwood flows seamlessly throughout the main floor. Upstairs offers two generous children's bedrooms, a 5-piece bath with double sinks and separate water closet, a convenient full laundry room with sink and storage, and a luxurious primary suite with walk-in closet, private rooftop patio, and a spa-inspired ensuite featuring heated floors, curb-less walk-in shower, soaker tub, double sinks, and private water closet. The fully finished basement adds even more living space with two additional large bedrooms, a 3-piece bath with walk-in shower, an expansive family/games room, and an oversized storage area that could easily be convert into a home gym. Notable upgrades include: all new windows and doors (2020), new hot water tank (2020), flat ceilings throughout, LED pot lights and fixtures, two

high-efficiency furnaces with A/C, and high-end Legacy cabinetry. Located in one of Calgary's most prestigious and sought-after lake communities! Residents enjoy exclusive access to a private four-season lake where you can swim, skate, fish, and take in year-round activities. Surrounded by mature tree-lined streets, top-rated schools, parks, and amenities, this is the perfect setting for families seeking both lifestyle and community. This is more than a home—it's a lifestyle. Move-in ready and designed for modern family living, this Lake Bonavista gem is the perfect place to create lasting memories.