



**419 Lake Placid Green SE  
Calgary, Alberta**

**MLS # A2137467**



**\$3,950,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,168 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, Irregular Lot, Waterfront		

<b>Heating:</b>	In Floor, Fireplace(s), 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Skylight(s), Steam Room, Storage, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** All TV and audio equipment. All window coverings

Splash & swim! Exclusive Lake Living at Its Finest! Experience the epitome of lakeside living at the stunning property on secluded Lake Bonaventure. This charming double master bungalow, peacefully nestled at the cul-de-sac, offers an array of amenities including a private dock. With a French Country ambiance, this home boasts an open layout, vaulted ceilings, three fireplaces, radiant heat in the basement, and spray-foam insulation, ensuring year-round comfort and efficiency. Spanning over 6330 sq ft of developed living space, this abode features two master suites, three additional bedrooms, and five bathrooms, making it an ideal haven for families. Experience all four seasons by the lake: paddle-boarding, swimming, summer picnics, and fishing, transitioning seamlessly into winter activities like skating, hockey, cross-country skiing, and ice fishing in this stocked lake. Not to mention, the property offers a large steam room, perfect for relaxing after winter sports, and an exercise room to keep active throughout the year. Enjoy the convenience of a soft-water system, Trex decking for durability and low maintenance, a built-in BBQ for entertaining guests by the water, and the luxury of "Lake Life" right in the city. Proximity to local amenities such as farmers' markets, coffee shops, Fish Creek Park, yoga studios, groceries, shopping centers, restaurants, pubs, schools, and daycare are just a leisurely stroll away. This exceptional property is designed to ensure you make the most of your time at home, providing the perfect blend of relaxation and recreation.