



12320 Lake Moraine Rise SE
Calgary, Alberta

MLS # A2137770



\$1,695,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,580 sq.ft.	Age:	1972 (52 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Solar Panels, Cabinet in Office, Shed, TV Mount & TV in Fitness Room, TV Mount in Primary Bedroom, Alarm, A/C

FULLY RENOVATED | RARE, WALK-OUT TO GRADE | GREAT LOCATION & BACKYARD | 6 BEDROOMS | Welcome to 12320 Lake Moraine Rise & to this contemporary, custom renovation home that offers nearly 2600 square feet of above grade, & 3700 square feet total. This home has one of the rarest features you will see in Lake Bonavista Estates - a walk-out to grade basement. You might be lucky to find a walk-out to grade directly backing the lake, but it's almost impossible to find in this price category. This home was taken back to the studs & completely transformed from top to bottom. Generous front entry gives you an appreciation for the grand nature of this home. Huge LEGACY built kitchen with premium appliance package, centre island, large dining space & living room adjacent to patio doors that goes out to your elevated deck. The main level also has a huge office space with beautiful a built-in, which could also function as a 6th bedroom if required. The upper level features a massive primary bedroom retreat. The ensuite has double sinks, tile/glass shower, soaker tub & large walk-in closet which is directly adjacent & attached to the ensuite. 2 other large bedrooms on this level (both with in floor heating), & convenient upper laundry room with sink & ample cabinet storage. No need to haul laundry up & down stairs - perfect busy families! The walk-out lower level offers a bright space that transitions perfectly into the large backyard space. The family room has a fireplace & patio doors that walk-out to the yard. 2 additional bedrooms down here, full bathroom, wet bar & flex area perfect for a play or craft room. Hardy exterior is beautifully lit year round. This home is also equipped with solar panels - a nice bonus for very efficient utility management. The home is also air conditioned. Awesome backyard is very spacious & offers a nice, private space

to entertain, relax & watch your children play. Convenient storage shed for your lawn tools. Lake Moraine Rise is in the heart of Lake Bonavista Estates - a premier street that features other numerous, estate quality homes. There is great curb appeal up & down this street. Amazing neighbours here too - you'll find out! Close to amenities like schools, the C-Train, shopping & the lake of course! Only a short distance from your home. Your search for an executive, family home in Calgary's premier lake community ends here!