



**12235 Lake Louise Way SE
Calgary, Alberta**

MLS # A2143138



\$4,500,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	6,022 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3 full / 3 half
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversi		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Lake, Front Yard, No Neighbours Behind, Landscaped, Level, Und		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	three additional central air conditioners, two refrigerator drawers, two freezer drawers		

Open House EXCLUSIVE PREVIEW EVENT TODAY – 5PM TO 8PM. Please RSVP to 403-870-8668. This spectacular French Country Chateau was masterfully built by Mission Homes and architecturally designed by McDowell & Associates to make its owners feel as though they are “Living in Provence” on Lake Bonavista. Offering over 9,000 square feet of living space, this elegantly appointed home includes six bedrooms and six bathrooms. Majestically backing onto the lake, the views from this property are unbelievably beautiful. This spectacular lot boasts mature trees and a perfectly manicured landscape that provides the utmost in privacy and picturesque vistas. Sit on your limestone raised terrace or on your very own private dock and enjoy the activity on the lake. The home itself is a masterpiece showcasing flawlessly curated building materials, designer lighting, imported fireplace mantles, exquisite fabrics and custom millwork that perfectly reflect the style and refinement of a French Country estate. The double attached garage includes two lifts to lower additional vehicles into the lower-level garage allowing for plenty of space for recreational cars and toys. The home itself is fully wired with ‘smart’ technology that includes seasonal exterior lights, programmable interior lighting zones, home audio and a security system with external cameras. The kitchen was lovingly designed by Empire Kitchen and Bath and boasts custom cabinetry and luxury appliances. From the solid wood ceiling beams, double crown molding, oversized baseboards and casings to the incredible millwork detailing throughout, mullioned windows, the full-sized shutters and the French flared rooflines, no detail was spared in designing this one-of-a-kind bespoke home worthy of the French Riviera.