



**532 Lake Moraine Green SE
Calgary, Alberta**

MLS # A2143960



\$2,595,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	3,357 sq.ft.	Age:	1972 (52 yrs old)
Beds:	5	Baths:	4
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Chandelier, Crown Molding, French Door, Kitchen Island		

Inclusions: 2 Paddle Boats, Row Boat, Shed, Workbenches in Garage, TV mount in Kitchen, Microwave in Basement, Picnic Table

A lakefront home in Lake Bonavista presents you with one of the most rare & prestigious addresses in the city. Lake Bonavista offers only 53 lakefront homes & Lake Moraine Green is one of the best & most private locations as it's almost right in the centre of the lake. There is a very limited number of opportunities to live here. As an owner on Lake Bonavista, you get exclusive use from your own private dock. This inner city sanctuary is proudly & carefully maintained. Enjoy entertaining your friends & family while overlooking the lake. Dock your boat here, or cast your fishing line into the lake which is regularly re-stocked with trout. Head out to the island which is right across from you to enjoy a picnic. In the summer, watch herons, eagles, osprey, pelicans, ducks & loons. In the winter, homeowners will shovel out rinks for hockey. A path around the lake is also great for skating. Some owners will cross country ski as well. This is like living in an inner city home & cottage - many friends & guests of the owners have likened this to the Muskoka's in Ontario! This is a quiet & serene property that makes you feel far away from the hustle and bustle of the city. These long time owners are only the 2nd owners, & have maintained this home beautifully. It's meticulous. Offering almost 4800 square feet of space, this home caters well to established or growing families. This home blends classic, timeless design, meticulous maintenance, & utmost attention to detail. The main level has all of the elements. Large principal rooms featuring several views of the lake. Large formal living room, spacious eat-in kitchen, formal dining room, family room & office. There is also a full bathroom on this level for families & guests coming off of the lake - very convenient. Huge primary suite on the upper level also offers stunning views of the lake & features a large ensuite. The upper level also has 2

additional bedrooms, large family bathroom & a library/loft which is a perfect homework area. The basement features a second kitchen, full bathroom & bedroom - perfect for a teenager or a nanny. Extensive storage, flex spaces & cold room as well. The gorgeous backyard gets loads of sun. Ample deck, patio & dock space to enjoy the views. Heated, triple garage with loads of space for a workshop. The garage has running water & a drain to conveniently wash your vehicles. Lake Moraine Green also has a green space out front which is great for children to play on, & offers an additional layer of privacy to this premium location. This is a very rare & exceptional opportunity. Please check the video walkthrough and virtual tour.