



**1108 Lake Placid Drive SE
Calgary, Alberta**

MLS # A2151984



\$1,499,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Metal shelving attached to ceiling in garage, tv bracket in family room and bedroom

Welcome to 1108 Lake Placid Drive in the sought-after neighbourhood of Lake Bonavista Estates. This fully updated home, perfect for a growing family, features 4 bedrooms upstairs and 1 in the basement, offering over 3,700 square feet of living space. Upon entering the foyer, you'll immediately feel the welcoming atmosphere. To the right is the formal living room, a favourite with its large windows that let in the morning sun and a gas fireplace for cozy winter nights. The home is ideal for entertaining, boasting a renovated kitchen with a large island and quartz counters, Miele refrigerator, induction stove, breakfast nook, formal dining room, and a second family room off the kitchen. A rare butler's pantry, a 2-piece bathroom, and a mudroom with new washer/dryer provide convenience, with access to the deck and patio. The upper level includes a spacious primary bedroom with a walk-in closet and ensuite featuring double sinks and a glass-enclosed shower. Three additional bedrooms and a 4-piece bathroom complete this level. The home is move-in ready with new windows, glass railings, engineered hardwood throughout, new doors, and baseboards. The basement offers a third family area, space for a games room or home gym, a separate office, and a fifth bedroom with a 3-piece bathroom. The west-facing backyard is a true gem, featuring a deck, large patio, mature trees, and added privacy from a back alley. The exterior has hardy board siding and was newly painted this month. Don't miss out on this amazing home. Call for your private viewing today!