



**# 3102, 3102 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2187043



\$575,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,141 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 897
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows

Inclusions: Some furnishings may be available for purchase. Please inquire with an offer.

Luxury and Lifestyle Await You in Bonavista Estates! Discover this bright and spacious TWO-bedroom, TWO-bathroom condo in the highly sought-after GATED complex, Bonavista Estates One. The west-facing unit features 9 ft ceilings, LARGE picture windows, and an inviting OPEN floor plan lined in hardwood flooring. The living and dining room area is a beautiful, open space, with a GAS fireplace, mantle and custom tile. The natural light flows effortlessly through the windows that are finished with custom roller blinds and elegant drapery to enhance both style and privacy. The crown molding elevates the space even further! The spacious kitchen has luxurious GRANITE countertops, a breakfast bar, stainless steel appliances (including a Samsung fridge & stove, and a Bosch dishwasher), upgraded fixtures with pull down faucet & soap dispenser, white door cabinetry and a pantry. Retreat to the KING-SIZED primary bedroom with two closets and room for a sitting area. The FIVE-PIECE ENSUITE features double sinks, a soaker tub, separate shower, and a linen closet. The second bedroom also enjoys VIEWS of mature trees, while the THREE-PIECE main bathroom is outfitted with QUARTZ countertops and a linen closet. A FULL-SIZE front load WASHER and DRYER in-suite, additional shelving, and a BUILT IN VACUUM SYSTEM make day-to-day living effortless. Stay comfortable year-round with AIR CONDITIONING, unwind on your private stone PATIO overlooking the manicured entrance and mature trees. Simply lovely! This meticulously cared-for condo includes TWO TITLED underground parking stalls, side-by-side, and assigned storage room, conveniently located across from the elevator. Bonavista Estates One offers EXCELLENT AMENITIES to enhance your lifestyle. Building 3000 welcomes you with a COZY foyer featuring a warm

fireplace & seating area. The inviting CLUBHOUSE is ideal for hosting private social gatherings, accommodating small to medium-sized groups. It boasts a spacious DINING AREA with a GRAND FIREPLACE , a FULLY EQUIPED kitchen perfect for catering and serving, a fun BILLARDS space, walk out to TWO spacious PATIO's overlooking the beautifully LANDSCAPED and GATED greenspace and an outdoor BBQ area also! For BOOK lovers, the clubhouse also features a LIBRARY section with bookshelves filled with endless reading to enjoy. This is the PERFECT meeting place for afternoon CARD GAMES with friends to a hosting CELEBRATIONS with close family and friends. There's MORE!! There is a FITNESS/GYM center, a 24-seat THEATER, two GUEST SUITES, an underground CAR WASH BAY, and ample VISITOR parking. For added convenience, Building 3000 is connected to Building 1000 via the underground parkade, ensuring seamless access! Situated across from Avenida, close to Anderson LRT, Southcentre Mall, the Library, Trico Centre, and Willow Park Village. Call your favorite Realtor today to view!