

# \$630,000 - 1115, 1115 Lake Fraser Court Se, Calgary

MLS® #A2192609

**\$630,000**

2 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

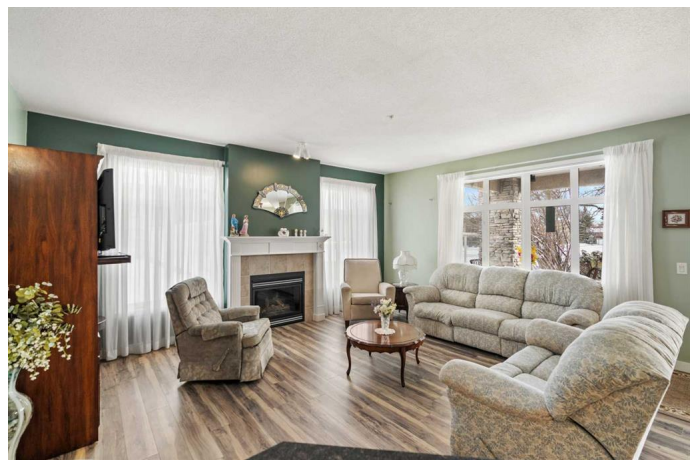
Welcome to Bonavista Estates I ! This immaculate one-owner, ground floor corner-unit is a rare find, offering two bedrooms, two bathrooms, and 1300 sq. ft. of beautifully designed living space.

Located in a well-managed, gated community, this south-facing condo boasts 9-foot ceilings, large picture windows that flood the space with natural light. The bright open floor plan has been thoughtfully updated with luxury vinyl plank flooring, creating a warm and inviting atmosphere. The spacious bedrooms are positioned on opposite sides of the condo for added privacy. The living and dining area features a cozy gas fireplace, perfect for relaxing or entertaining, spilling out to a large, covered, south-facing patio, where mature landscaping provides privacy—ideal for evening barbecues or soaking up the sun on the weekend. Phantom retractable patio screen door and convenient natural gas BBQ hookup add to the list of luxuries this condo provides.

The kitchen is a chef's dream, complete with granite countertops, a generous island with breakfast bar seating, and ample storage.

Carrying in the groceries has never been easier with parking lot access just steps away providing direct access to the covered patio.

At the end of the day, retreat to the primary



suite, where walk-through double closets lead to a private ensuite with a deep luxurious jacuzzi tub. The second bedroom is spacious and versatileâ€”perfect for guests or a home officeâ€”while a second full bathroom adds extra convenience.

Additional features include luxurious in-floor heating throughout, in-suite laundry, extra storage within the unit, and a large private storage locker in the secure, heated underground parkade. Plus, enjoy the convenience of two underground parking stalls.

Bonavista Estates One offers outstanding amenities designed to enhance your lifestyleâ€”all conveniently located in Building One, just steps from your door.

The inviting clubhouse is perfect for hosting private gatherings, whether for small or medium-sized groups. It features a spacious dining area with a grand fireplace, a fully equipped kitchen ideal for catering, and plenty of room for entertaining. Residents also enjoy access to a fitness center, a 24-seat theater, two guest suites, and a heated underground car wash bay. Plus, thereâ€™s ample visitor parking for your guestsâ€™ convenience.

Donâ€™t miss your chance to own this stunning home in one of the cityâ€™s most sought-after communities!

Built in 2000

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2192609  |
| Price     | \$630,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,300       |
| Acres          | 0.00        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 1115, 1115 Lake Fraser Court Se |
| Subdivision | Lake Bonavista                  |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2J 7G4                         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Car Wash, Fitness Center, Secured Parking, Snow Removal, Trash, Visitor Parking, Guest Suite, Recreation Room |
| Parking Spaces | 2   |
| Parking        | Stall   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Jetted Tub |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Fireplace(s)   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 4  |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Garden, Private Entrance, Courtyard |
| Construction      | Stone, Wood Frame, Wood Siding      |

## **Additional Information**

Date Listed February 12th, 2025

Days on Market 29

Zoning M-C1

## **Listing Details**

Listing Office RE/MAX First

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