

# \$949,888 - 12235 Lake Fraser Way Se, Calgary

MLS® #A2263546

**\$949,888**

5 Bedroom, 3.00 Bathroom, 1,404 sqft  
Single Family on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Welcome to 12235 Lake Fraser Way SE, a beautifully updated Keith-built bungalow across from a quiet green space in Lake Bonavista. This 5-bedroom, 3-full-bathroom home blends timeless quality with modern details. The kitchen showcases custom cabinetry, granite countertops, Miele appliances, including an induction cooktop, double ovens with steam and convection functions, and a thoughtfully designed pull-out pantry. All new windows on the upper level - with the main windows upgraded to triple-glazed, allowing tons of natural light throughout the day! The main level is finished in the classic Benjamin Moore "White Dove" palette, paired with modern light fixtures and a redesigned stone fireplace featuring a solid wood mantle, perfect for seasonal décor. You will feel comfortable all summer with central air conditioning and a reverse osmosis water system. Some of the major updates include full electrical rewiring to copper (2009), upgraded insulation to R40 (2009), roof replacement (2015), hot water tank (2017), to name a few. The fully developed basement offers a spacious family room with built-ins for your art, a wet bar, gas fireplace, and a hidden storage/ cold room for your Costco supply. The exterior includes an insulated garage, fenced yard, and a west-facing backyard ideal for evening sun. Lake access completes this exceptional family home! (id:6289)

Built in 1973



## Essential Information

Listing #	A2263546
Price	\$949,888
Bedrooms	5
Bathrooms	3.00
Square Footage	1,404
Acres	0.14
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	12235 Lake Fraser Way Se
Subdivision	Lake Bonavista
City	Calgary
Province	Alberta
Postal Code	T2J3T2

## Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Clubhouse, Recreation Centre
Features	See remarks, Other, Wet bar, No neighbours behind, No Animal Home
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

## Interior

Appliances	Refrigerator, Dishwasher, Oven, Garburator, Window Coverings, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Wood siding
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Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Royal LePage Benchmark



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