

1318 Lake Fraser Court SE  
Calgary, Alberta

MLS # A2212807



# \$650,000

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s), Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,134
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Storage		

**Inclusions:** Included - Curtains

Experience carefree living in the highly sought-after community of Lake Bonavista. This 2-bedroom condo, plus den, features 2 bathrooms and offers over 1,400' of spacious, well-appointed layout you'll want to call home. The chef's kitchen has ample cabinets, granite countertops, stainless steel appliances, storage space, and a corner pantry. It opens to the dining and living room, perfect for preparing meals and entertaining guests. All areas are filled with natural light from the wall of south-facing windows. The king-sized primary bedroom boasts a large window, walk-through closet, and a renovated 4 pc ensuite featuring a deep jacuzzi tub, walk-in shower, and extra counter space and storage. On the opposite side, the full-sized second bedroom is spacious, with a large closet and window, and is across from the upgraded 3 pc bathroom. This unit has the added benefit of a den for flexibility and enhanced functional living space, plus an oversized laundry room and convenient ensuite storage complete with custom cabinets. Features and upgrades include south-facing windows for optimal natural light throughout the day, views of the courtyard from every window and the oversized balcony (gas hook-up), central vacuum, air conditioning, linen closets in each bathroom, titled underground parking, and a storage locker in front of the stall, along with interior paint and a new patio door. The gated complex offers a clubhouse with a full kitchen, outdoor BBQ, games room, library, fitness room, theatre, guest suites, a car wash bay in the parkade, visitor parking, and is pet-friendly. Living here, you'll have everything you need within the complex and the surrounding area, with nearby local amenities and easy access to the C-Train, MacLeod Trail, Southcentre Mall, Trico Centre, and Fish Creek Park! This condo perfectly blends elegance and functionality.

in a well-managed complex. Welcome home!