



GRASSROOTS
REALTY GROUP

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159 Lake Placid Place SE
Calgary, Alberta

MLS # A2232935



\$2,349,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,875 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Many Trees, Pie Shaped Lot, Underground S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot tub, fridge in basement mechanical/storage room		

This is what you have been waiting for! A fully renovated lake access home in mature Lake Bonavista. This beautiful two storey split features a traditional floor plan with vaulted open beam ceilings in the living/dining room. The main floor features recessed lighting and gorgeous hand scraped hardwood floors. You will fall in love with the timeless kitchen that boasts granite counters, a Sub Zero built in fridge, and a Wolf induction top stove. The family room is a great place to hang out with family at the end of the day. There is a main floor laundry with tonnes of cabinet and counter space. Upstairs, you will find a spacious open den that can work as an office, TV area, or kid hangout space. The master bedroom is has a four piece en suite with a walk in shower, large walk in closet with lots of built ins, and a balcony. The perfect place to enjoy a morning coffee. Proceed to the finished lower level that has a generously sized rec room, fourth bedroom, 3 piece bath, and an excellent gym space. Stroll down to your semi private dock to swim and paddle board on Lake Bonaventure on a sunny summer's day. When you are finished, relax in the hot tub in the private and well treed back yard. Kept in absolutely immaculate condition, this home is a rare opportunity!