



**GRASSROOTS**  
REALTY GROUP

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**127 Lake Placid Close SE**  
**Calgary, Alberta**

**MLS # A2301674**



**\$1,399,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,829 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** TV Mounts, Beverage Fridge, fridge in basement, freezer in basement

\*Open House Saturday, May 2nd 1:00 -3:00pm\* Welcome to a rare offering in Lake Bonavista Estates. Bungalows of this size & quality are exceptionally hard to find, & this extensively renovated home delivers the kind of space, finish, & functionality that seldom comes to market. Set on a quiet street with green space out front, the home feels private, peaceful, & beautifully separated from neighbouring properties. Incredible curb appeal as you walk up to the home that features extensive outdoor lighting. Taken right back to the studs during its renovation, this home has been comprehensively reimagined with contemporary design & quality craftsmanship throughout. Plumbing, electrical, and HVAC were all replaced, insulation was upgraded throughout the house, & central air conditioning was added for year round comfort. The main level offers an open floor plan designed for both everyday living & entertaining, with over 1,800 square feet above grade, a rare size for a bungalow in this community. A generous front entry with raised ceiling creates an impressive first impression, while the open staircase to the basement adds architectural presence & a sense of connection between levels. The kitchen is a true centrepiece, featuring a large island, extensive cabinet storage, a gas cooktop, and built-in oven. Main floor laundry adds everyday convenience. This layout is especially well- suited for families or couples seeking the ease of one level living without sacrificing space. The main floor includes 2 bedrooms plus an office, with the second bedroom equipped with a built-in Murphy bed for added flexibility. The primary bedroom overlooks the west facing backyard and includes a beautiful 5-piece ensuite with dual sinks, vanity tower, freestanding tub, & walk-in shower. The sunny west backyard has been thoughtfully designed, complete with a motorized louvered roof over the

stamped concrete patio & elegant outdoor lighting. Car enthusiasts & hobbyists will appreciate the heated front double garage with Tesla EV charger, along with the insulated rear garage that is roughed in for a gas heater. The fully developed basement continues the home's impressive scale & versatility, offering 2 large bedrooms, a third full bath, a media room, a wine bar with dedicated wine storage room, loads of storage & a separate hobby/games/play room. Located just moments from Fish Creek Provincial Park, one of North America's largest urban parks, residents enjoy exceptional access to walking and biking pathways, natural landscapes, and year round recreation. Lake Bonavista Estates is one of Calgary's premier & most desirable lake community, known for its mature setting, strong sense of community, & outstanding access to schools, shopping, recreation, & the lake itself. What a great opportunity for a renovated home that is very tough to find in Lake Bonavista Estates.