



**GRASSROOTS**

REALTY GROUP

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**159 Lake Placid Place SE  
Calgary, Alberta**

**MLS # A2304694**



**\$2,195,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Lake Bonavista  |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,731 sq.ft.  | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                |               |                   |
| <b>Lot Size:</b> | 0.22 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Level, Underground Sprinklers |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <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>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Fridge in Basement, Hot Tub

Lake Bonaventure remains one of Calgary's most exclusive & best kept secrets. Privately owned & shared by only 143 homes, this remarkable lake community offers a rare inner city lifestyle defined by privacy, natural beauty & year round recreation. Carefully maintained by its owners, the setting feels pristine & secluded, with beautifully kept grounds, a private island, impressive surrounding homes & limited access that preserves the quiet character of the lake. Only 74 of the 143 homes enjoy direct lake access, making opportunities here exceptionally rare. It is the feeling of an inner city home & cottage combined. You also get lake privileges for the 2nd community lake, Lake Bonavista, which is shared by all community residents. The home itself is beautifully renovated & is truly exceptional. Gorgeous curb appeal as your approach, & you will be equally impressed as you enter. Soaring vaulted ceiling are remarkable & complement beautiful living spaces which offer a timeless, traditional feel with modern convenience. The main level features recessed lighting, gorgeous hand-scraped hardwood floors & a warm, inviting layout designed for everyday living. You will love all of the windows on this level. IF there is sunshine outside, this home is bright all day long. The kitchen has a contemporary feel with granite counters, a built-in Sub-Zero fridge & Wolf induction cooktop. Smart storage solutions throughout the kitchen are super practical & convenient. The family room provides a comfortable space to gather at the end of the day, while the main floor laundry offers excellent cabinet & counter space. Upstairs, a spacious open loft provides flexibility as a home office or home entertainment area. The primary bedroom features a 4-piece ensuite with walk-in shower, a large walk-in closet with extensive built-ins & a private balcony. 2 other well

sized bedrooms as well. The finished lower level adds even more functional space with a generous rec room, fourth bedroom, 3-piece bathroom & excellent gym area. The basement also has loads of storage. The west backyard has something for everyone. Hot tub, large patio space & fire pit area. The backyard is super private. Out your back gate is the lake access path which takes you directly to the lake. There is so much to do here! Residents can launch a boat, cast a line into the annually stocked trout lake, or spend time on the private island enjoying picnic areas, waterfalls & scenic lookout points. In the winter, owners create skating paths & hockey rinks, transforming the lake into a private seasonal playground. As a bonus, snow removal on your front sidewalk is included as part of the HOA fee. Paired with the quality of this home, Lake Bonaventure offers a lifestyle that is truly difficult to duplicate in Calgary. What an incredible opportunity to establish your family in one of Calgary's most exclusive enclaves, Lake Bonaventure. **\*\*CHECK OUT THE VIDEO ATTACHED TO THE LISTING\*\*** Call for your private showing.