



GRASSROOTS
REALTY GROUP

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**-, 3102 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2320338



\$699,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,139 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 922
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Walk-In Closet(s)

Inclusions: N/A

**** OPEN HOUSE SUNDAY JUNE 14th 1:00-3:00 PM **** Rare Find! Completely renovated in 2025, this elegant main-floor condo showcases exceptional craftsmanship and luxurious designer finishes throughout. Located in the highly sought-after gated complex Bonavista Estates. This stunning residence offers a bright open-concept with spacious living and entertaining area. The custom Legacy Kitchen is a true showpiece, featuring premium high-end appliances an oversized island, and sophisticated modern design. Engineered oak herringbone flooring flows seamlessly throughout the home adding warmth and timeless elegance. The spa inspired 5-piece bathroom boasts heated marble floors, soaker tub, Toto bidet wash-let, his-and-hers vanities. Additional highlights include two titled underground parking stalls and an impressive collection of resort-style amenities including a Carwash, 2 Guest Suites, Billboards Room, Library, Full Gym, 24 Seat Theatre, Club House with a BBQ Area, and a Large Dining Area. Beautifully landscaped park-like grounds with mature trees & shrubs. Located in a prime neighbourhood within walking distance to shopping, transit, walking/biking paths and so much more! A rare opportunity to own a fully renovated luxury condo in one of the city's most exclusive gated communities.