



GRASSROOTS
REALTY GROUP

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**1104, 1104 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2347057



\$549,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,298 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,050
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: A/C Unit , Planters on patio

Lake Bonavista Estates I is a sought-after gated complex in one of Calgary's most desirable communities and is known for being well managed and exceptionally well maintained, offering both comfort and peace of mind. This 2 bedroom, 2 bathroom southwest facing corner unit features approximately 1,300 sq ft of bright, comfortable living space, surrounded by mature trees that provide shade and privacy. Thanks to being a CORNER UNIT, the kitchen, dining and living areas are wrapped in windows and filled with natural light. The large kitchen features quartz countertops, a modernized backsplash, newer stainless-steel appliances, still under warranty, ShelfGenie pull-outs throughout the cabinetry, a generous pantry and an eat-up breakfast bar for extra seating. The large open dining area flows into the spacious living room, complete with a cozy gas fireplace. One of the standout features of this home is the exceptional amount of storage, something that can be hard to find in apartment living. In addition to the large kitchen pantry, there is a spacious laundry room with shelving, a generously sized in-suite storage room, a large hallway linen closet, linen storage in both bathrooms and a separate storage locker in the heated parking garage. The primary suite easily accommodates a king-size bed and includes a walk-through closet leading to a 5-piece ensuite with dual sinks, a soaker tub and a glass walk-in shower. The second bedroom and full bathroom offer plenty of flexibility for guests, a home office or family. Beautiful tile flooring throughout the main living areas, laminate in the bedrooms, updated blinds, air conditioning and comfortable in-floor heating add to the appeal. Step outside to your private corner patio, bordered by planters and ready to be transformed into your own outdoor oasis. Tandem parking provides room for two vehicles. Residents enjoy an impressive

selection of amenities within this beautifully maintained complex, including plenty of visitor parking inside the gated grounds, a social room with kitchen and outdoor BBQ area, theatre, fitness room, landscaped courtyard, guest suites, parkade car wash and organized social activities that create a friendly, connected community atmosphere. The location is equally impressive. Walk across the street to shopping, restaurants, Tim Hortons and Avenida Food Hall & Fresh Market, with the CTrain and Southcentre Mall also within walking distance. Bright, spacious and exceptionally well appointed, this corner unit combines abundant storage, comfort, amenities and an outstanding location in a well-run complex that residents are proud to call home.