



GRASSROOTS
REALTY GROUP

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216 Lake Erie Place SE
Calgary, Alberta

MLS # A2352053

\$1,550,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,424 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: TV and mount in upper bedroom, trampoline, pool accessories, shed

OH SAT, OCT 17, 12–2 PM. Welcome to LAKE BONA VISTA ESTATES & a location & home that captures what makes this community so special. Tucked into a quiet cul-de-sac with only 14 homes & a tot park at the end of the street, 216 Lake Erie Place offers over 3,500 square feet of living space, 4 bedrooms upstairs & a backyard designed for enjoying summer. The pie shaped lot puts most of the outdoor space exactly where you want it, in the backyard, creating a wonderful setting for relaxing, entertaining & spending time together. The main floor provides a comfortable balance of gathering spaces & quieter places to unwind. The generous living room offers plenty of room to welcome guests, while the separate dining area creates a dedicated setting for family dinners, holidays & special occasions. A spacious kitchen provides room for everyday meals & connects conveniently with the surrounding living areas. The separate family room, anchored by a fireplace, is an inviting place to settle in with a book or spend an evening together. A main floor powder room, practical storage & an attached double garage round out this level. The spacious & renovated primary suite features a walk-in closet & 5-piece ensuite, offering a comfortable retreat at the end of the day. Three additional bedrooms provide room for children, guests or a home office & share a full bathroom. Upper floor laundry is super convenient, keeping an everyday task close to the bedrooms. The developed basement adds flexibility with generous recreation & family areas, a separate bonus room, great storage & an additional powder room. Create a movie room, games area, workout space or a place for the kids to spread out. Multiple living areas throughout the home give everyone space to enjoy their own activities. The backyard is a standout, featuring a 32 x 16 swimming pool & amazing deck

space for lounging, outdoor dining & entertaining. The pool liner was replaced in 2024 & the heater in 2026. Enjoy a morning swim, spend the afternoon poolside or host friends for a summer barbecue. The low maintenance backyard means less time on upkeep & more time enjoying this exceptional outdoor space. Lake Bonavista offers a lifestyle that continues to draw generations of families. Enjoy beach days, swimming, paddling & fishing in summer, followed by skating & winter recreation as the seasons change. The community recreation centre offers arenas, fitness activities & programs for a wide range of ages & interests, while established schools, playgrounds & sports fields support an active daily routine. Neighbourhood shops, restaurants & services add everyday convenience, with Southcentre Mall, transit options & the pathways of Fish Creek Provincial Park nearby. From a morning walk to an afternoon at the lake, there are countless ways to enjoy the community & connect with neighbours. A spacious family home, an exceptional backyard & a quiet cul-de-sac setting come together in the heart of Lake Bonavista Estates.