

# \$875,000 - 12232 Lake Fraser Way Se, Calgary

MLS® #A2225351

**\$875,000**

5 Bedroom, 3.00 Bathroom, 1,640 sqft

Residential on 0.15 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this stunning, timeless brick-faced bungalow nestled on a quiet corner lot, perfectly situated across from green space in the sought-after community of Lake Bonavista.

Boasting over 1,600 sq. ft. on the main level and an equally spacious fully developed basement, this home offers exceptional living space for families of all sizes.

The front porch and deck provide a welcoming entry, while the south-facing backyard is a private oasis with a lush green area perfect for kids and pets, a generous deck and patio, and a handy garden shed. The oversized double detached garage offers ample parking and storage, complemented by central air conditioning for year-round comfort.

Inside, rich hardwood flooring flows through the front living and dining rooms, setting a warm and elegant tone. The beautifully appointed kitchen features full-height cabinetry, a large island with granite countertops, a built-in oven and microwave, an electric cooktop, and a cozy breakfast nook. The adjacent sitting area with a gas fireplace invites relaxation, while patio doors open seamlessly to the backyard deck. A thoughtful built-in desk area provides the perfect spot for a coffee station or workspace.

The primary suite is a serene retreat, complete with a 3-piece ensuite and a walk-in closet.

Two additional main-floor bedrooms share a spacious 4-piece bathroom, and a convenient main floor laundry room completes the layout.

The basement has been refreshed with



brand-new carpet and paint, and offers two more bedrooms, a 3-piece bathroom, a large recreation room with a cozy gas fireplace and built-in shelving, a generous storage room, and additional storage under the stairs. Enjoy the best of Lake Bonavista living, just a short walk to the Avenida Shopping Centre, and access to an array of exclusive amenities including two private beaches, tennis and pickleball courts, playgrounds, basketball and sand volleyball courts, and year-round community activities.

Built in 1973

**Essential Information**

MLS® #	A2225351
Price	\$875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,640
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	12232 Lake Fraser Way Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3T6

**Amenities**

Amenities	None
Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Recessed Lighting
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	409
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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