

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

**MLS # A2232935**



**\$2,295,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,875 sq.ft.	<b>Age:</b>	1978 (47 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, Many Trees, Pie Shaped Lot, Underground S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Beamed Ceilings, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Hot tub, fridge in basement mechanical/storage room		

This is what you have been waiting for! A fully renovated lake access home in mature Lake Bonavista. This beautiful two storey split features a traditional floor plan with vaulted open beam ceilings in the living/dining room. The main floor has recessed lighting and gorgeous hand scraped hardwood floors. You will fall in love with the timeless kitchen that boasts granite counters, a Sub Zero built in fridge, and a Wolf induction top stove. The family room is a great place to hang out with family at the end of the day. There is a main floor laundry with tonnes of cabinet and counter space. Upstairs, you will find a spacious open den that can work as an office, TV area, or kid hangout space. The master bedroom is has a four piece en suite with a walk in shower, large walk in closet with lots of built ins, and a balcony. The perfect place to enjoy a morning coffee. Proceed to the finished lower level that has a generously sized rec room, fourth bedroom, 3 piece bath, and an excellent gym space. Stroll down to your semi private dock to swim and paddle board on Lake Bonaventure on a sunny summer's day. When you are finished, relax in the hot tub in the private and well treed back yard. Kept in absolutely immaculate condition, this home is a rare opportunity!