

# \$1,299,900 - 115 Lake Placid Close Se, Calgary

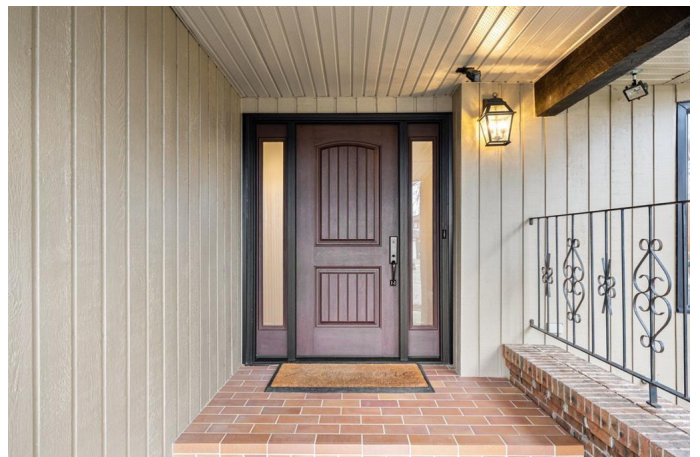
MLS® #A2213483

**\$1,299,900**

4 Bedroom, 3.00 Bathroom, 1,806 sqft  
Residential on 0.18 Acres

Lake Bonavista, Calgary, Alberta

2 DOUBLE GARAGES | 1800+ SQUARE FOOT EXECUTIVE BUNGALOW | WEST-FACING BACKYARD | Welcome to 115 Lake Placid Close! This is an amazing opportunity in LAKE BONAVIDA ESTATES for a rare combination of a large, renovated bungalow, an extra double garage, and a premium lot on a quiet, low-traffic street. You'll love the curb appeal as you walk up a beautiful garage door, long driveway for extra vehicles, mature landscaping, and elegant front door. The main floor is so bright and inviting. Oak hardwood throughout the main level, and generous principal rooms. One of the best features on the main floor is the kitchen and family room space. These rooms blend together nicely, with the family room featuring a beautiful fireplace and doors that walk out to the expansive backyard. The kitchen has loads of cabinet space and convenient sitting space for informal meals. Three upper bedrooms, the primary featuring a renovation with a large walk-in shower. The main bathroom is also renovated and features a skylight. The basement adds another 1,500 square feet of usable space - this floor plan has over 3,300 square feet of living space, effectively suiting established and growing families. The basement has something for everyone. Massive fourth bedroom with large egress window and adjoining ensuite. Flex and hobby rooms add great versatility for however you want to use the space - hobby room, rec room, playroom, or a home office. Great



storage down here as well. Youâ€™d be hard-pressed to find such a nice, west-facing backyard in this community. Poured patio, pergola, perennial gardens, and loads of space for your children (or grandchildren!) to run. So many prospective buyers hope to find a sizeable enough lot to build an extra garage and still leave lots of yard space. Save yourself the trouble â€“ youâ€™ve found it here. 20â€™ x 22â€™ garage is perfect to store an extra vehicle or construct your dream workshop. What a location this is. Not only do you get a quiet street, but you are literally footsteps from Fish Creek, featuring more than 100 KM of paved and unpaved trails. The park is a popular area for hiking, biking, cross-country skiing, as well as for picnicking, swimming, fishing, and observing wildlife. The jewel of Lake Bonavista is the resident lake â€“ truly Calgaryâ€™s premier lake community. Swim, fish, boat, play tennis, skate, and sled â€“ open 365 days per year to residents and their guests. This location also gives you quick access to major roadways to get you on your way. This is such a fantastic opportunity to secure a large bungalow, which is really hard to find in Lake Bonavista. Beautifully cared for by longtime owners who are ready to pass it along to the next family who will love it as much as they have!

Built in 1976

### **Essential Information**

MLS® #	A2213483
Price	\$1,299,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,806
Acres	0.18
Year Built	1976

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	115 Lake Placid Close Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 5A5

### **Amenities**

Amenities	None
Parking Spaces	6
Parking	Alley Access, Double Garage Attached, Double Garage Detached, Driveway, Garage Faces Front, Garage Faces Rear
# of Garages	4

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Electric Oven, Freezer, Garage Control(s), Microwave, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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