

**3215, 3215 Lake Fraser Court SE
Calgary, Alberta****MLS # A2220444****\$575,000**

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,301 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 1,022
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Pantry, Recreation Facilities, Storage, Vinyl Windows		

Inclusions: Window Coverings

This lovely TOP FLOOR, 2 Bedroom, 2 bathroom apartment with 9 foot ceilings, a bright end unit offering plenty of natural light, is located in the sought after gated complex of Bonavista Estates. The foyer leads into the kitchen with stainless steel appliances, featuring track Lighting, white cabinetry, granite counters, tiled flooring, and a spacious walk-in corner pantry. Open Concept floor plan with Upgraded Vinyl Plank Flooring where the Living Room Dining room and Kitchen all Flowing together. The Large primary bedroom boasts two closets with plenty of room for a sitting area, 5-piece ensuite offers double sinks, granite counters, a soaker tub, separate shower and a linen closet. This unit also features a second bedroom, main bathroom and large in-suite storage room with custom cabinetry, granite counter top, and in-suite washer and Dryer. For your comfort on the hot Calgary Days there's a Central Air Conditioning unit and to keep you cozy on the cold Days theres in-floor heating and a gas fireplace. Have your morning coffee and Relax on the private, sheltered balcony with a gas line for your BBQ, overlooking gardens and treed grounds. In the heated underground parkade, Very seldom will you find two titled parking stalls and there's also an assigned storage unit for your private use. This complex offers many amenities including a gazebo, a lovely sitting area in the building foyer with a cozy fireplace. The clubhouse has an outdoor patio with BBQ, kitchen, dining areas, billiards and games area and an impressive stone fireplace. Other amenities include a well-equipped fitness room, a private theatre (24 seats), two guest suites, a car wash bay and lots of visitor parking. All these amenities are available without going outside as Building 3000 is connected to Building 1000 through the underground parkade. You will be within walking distance to many amenities with

shopping/restaurants right across the street and it is close to Anderson LRT, Southcentre Mall, the Library, Trico Centre, and the exclusive shops in Willow Park Village. Enjoy carefree living & a vibrant community at its finest!