

**., 2105 Lake Fraser Green SE
Calgary, Alberta**

MLS # A2228647



\$619,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,250 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Gated, Heated Driveway, Off Street, Owned, Parkade,		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 757
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, Stucco, Wood Frame	Zoning:	M-C1 d78
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Alarm System and Murphy bed/shelves in 2nd bedroom

This HOME has it ALL! Welcome to your new life style of Quiet Elegance. Spacious 2 bedroom, 2 baths, 9' ceilings, in floor heating and Air Conditioning! RENOVATED ground floor condo with a great deck and trees in your back yard! You are welcomed in with gleaming hardwood, open floor plan, neutral decor, fresh paint, lots of windows & sun, all updated making it easy to switch to carefree condo living! The laundry room has built ins galore for tools, paint, games, storage.... Kitchen is bright, large and had all appliances changed out 2 years ago, breakfast bar, lots of cupboards and tons of sparkling granite counters!! Living room is HUGE with fireplace, shutters and open to the Dining Room - works great for entertaining!! The Primary bedroom has room for king size furniture and chairs, the closet has been redesigned and goes to the ceiling so lots of storage! The ensuite has double sinks, a soaker tub, separate shower, linen closet and looks great in gold! The 2nd bedroom has a Murphy bed and shelving attached making it a multi use area. The guest bath has space and a linen closet - count them - WOW - 3 in condo!! Alarm system makes this a perfect Lock & Leave so you can go travelling! Extensive High End Renovations done 2 years ago: 3/4" engineered floors, baseboards, everything painted, appliances, shelving in the laundry room and master closet!! Downstairs is your TITLED parking stall, storage unit and a Car Wash! Building 1000 has an exercise room, Theatre Room and a beautiful Party Room for all your gatherings. There are 2 Guest Suites you can rent for your company and a beautiful Gazebo to sit under and visit... Walkability is great as you can go to Avenida, Library, Southcenter, transit, Trico Center and/or Fish Creek Park - all within a 20 min walk - great location - SAFE and GATED! You'll be hard pressed to find a better managed &

financially secure condo!!