

\$750,000 - 12419 Lake Fraser Way Se, Calgary

MLS® #A2220220

\$750,000

4 Bedroom, 3.00 Bathroom, 1,294 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

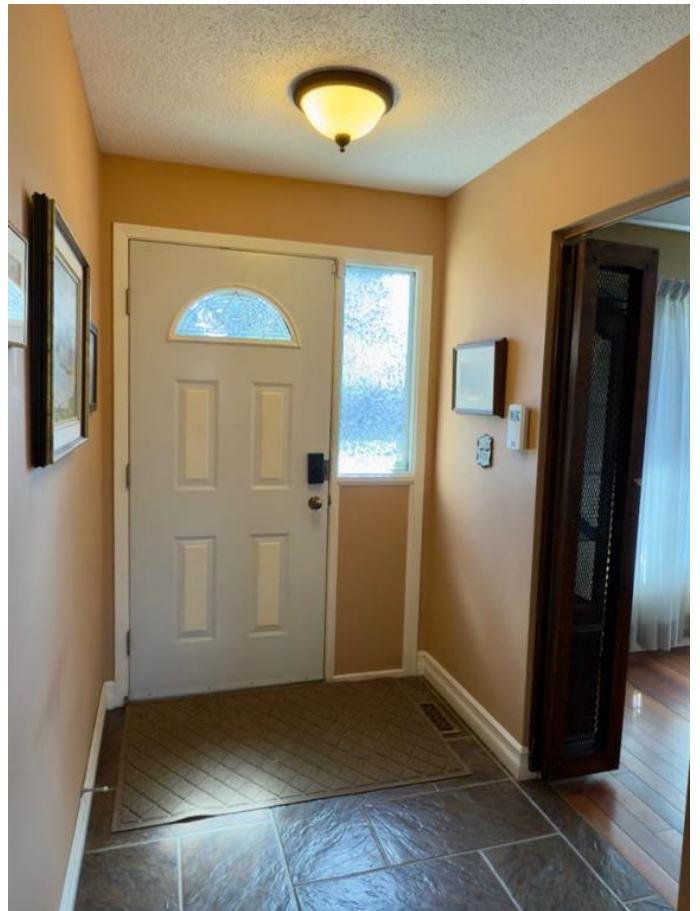
Welcome to this mostly original, well maintained home, featuring a spacious living & dining area with elegant flooring throughout. The large kitchen offers ample cabinetry, room for a dining table, & a charming bay window that overlooks the backyard.

A bright & inviting family room includes a cozy wood-burning fireplace & an additional bedroom—perfect for guests or a home office. Conveniently located near the rear entrance is a generous storage closet, a well-sized laundry room, & a 2 piece bathroom.

The basement offers a large recreation room, a cold room with built-in shelving, & a workshop area with access to a substantial crawl space for extra storage. Additional features include a new high-efficiency furnace, humidifier, roughed-in security system, & built-in Vacuflo.

Step outside to a landscaped backyard with mature trees, 3 raised garden beds, & a new matching fence on all sides. A spacious deck extends from the dining room—ideal for entertaining. The paved alley behind the property also provides direct access to an off-leash walking path.

This home is perfectly located within walking distance to shopping, elementary /Jr. high schools, Avenida Village, & public transit, including bus/LRT access. Residents will enjoy year-round access to the private community lake with opportunities for pickleball, tennis, swimming, boating, paddling, and fishing. After



a day at the lake, unwind in the picnic area with a walk or family BBQ. In winter, enjoy cross-country skiing, tobogganing, skating, & other seasonal activities.

A truly fantastic location with quick access to Fish Creek Park, Southcentre Mall, Macleod Trail, Deerfoot Trail, & the Ring Road.

Built in 1973

Essential Information

MLS® #	A2220220
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,294
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	12419 Lake Fraser Way Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3T3

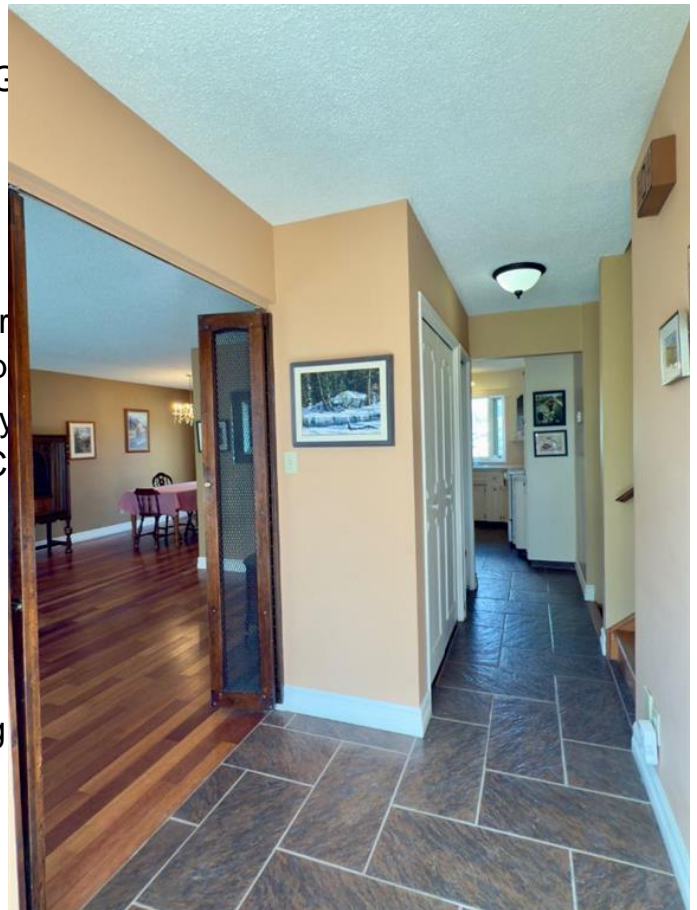
Amenities

Amenities	Beach Access, Clubhouse, Fitness Center, Other, Park, Parking, Picnic Area, Playground, Visitor Parking, Boating, Dog Park
Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected

Parking Spaces	5
Parking	Additional Parking, Double Garage, Rear Drive, See Remarks
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet On, Facilities, See Remarks, Sep
Appliances	Bar Fridge, Dishwasher, Dry, Stove(s), Washer, Window C
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished



Exterior

Exterior Features	Garden, Playground, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Street Lighting, Greenbelt, Paved, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	367
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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