



\$ 1,625,000.00

## 12240 LAKE LOUISE WAY SE CALGARY

<https://paulbrinton.com>

Situated on the best street in Lake Bonavista is this incredible 11,808 square foot lot that has this gorgeous 1722 sqft up & 675 sqft down family home that has been renovated down to the studs with luxury built into every detail. The perfect size for downsizing into \*Featured in...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1148111

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Beach Access, Clubhouse, Park, Party Room, Playground

**Community Features:** Clubhouse, Fishing, Lake, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

**Post Updated:** 2021-10-03 18:40:29

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/01/21

**Two Piece Bath:** 1

**Lot size:** 11808 sq ft

**Year built:** 1969

**Parking:** 220 Volt Wiring, Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Golf Cart Garage, Heated Garage , Insulated, Oversized, RV Access/Parking, RV Carport, Triple Garage Detached, Workshop in Garage

**Total Parking:** 10

**Flooring:** Carpet, Hardwood, Marble, Slate, Tile

**Fireplace Features:** Brick Facing, Dining Room, Wood Burning

**Exterior Features:** Courtyard, Dog Run, Garden, Permeable Paving, Private Entrance, Private Yard, Rain Gutters, Storage



**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Bookcases,Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,Pantry,Recessed Lighting,Recreation Facilities,Smart Home,Soaking Tub,Steam Room,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound

**Roof Type:** Asphalt Shingle

**District:** CAL Zone S

**Inclusions:** Second air conditioner, second garage door opener & remote, 2 garage heaters, Irrigation system (2 zones), 2 storage sheds, 2 outside speakers, Christmas lights on 5 trees, security system. Appliances are Sub-Zero and Miele.

**Lot Features:** Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Irregular Lot,Landscaped,Level,Many Trees

**Heating Type:** In Floor,Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Crawl Space, Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 943.67

**Photo Count:** 50

**Construction Materials:** Shingle Siding,Stone,Wood Siding

**Foundation:** Poured Concrete

**Levels:** Two

**Zoning:** R-C1

**Lot Dim Info:** One of the biggest lots in Lake Bonavista.

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Suite:** No

**Frontage Metres:** 52.14M 171`1"



**Appliances:** Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Garage Control(s),Garburator,Gas Range,Microwave,Warming Drawer,Washer/Dryer Stacked,Water Purifier,Window Coverings

**Subdivision Name:** Lake Bonavista

**Lot Size Acres:** 0.27

**Restrictions:** Utility Right Of Way

**Living Area SF:** 1722.00

**Structure Type:** House

**Outbuildings:** Equipment Storage,Shed,Shop,Workshop

