

., 2205 Lake Fraser Green SE  
Calgary, Alberta

MLS # A2309479



## \$589,900

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Gated, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 782
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d78
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	attached laundry room storage		

This HOME has it ALL! Welcome to your new life style of Quiet Elegance. Spacious 2 bedroom, 2 baths, 9' ceilings and in floor heating! RENOVATED 2nd floor condo with a great deck and trees in your back yard! You are welcomed in with glowing luxury vinyl planking, 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.... Chef's Kitchen is bright, large and had all appliances changed out 8 months ago, breakfast bar, lots of cupboards and tons of sparkling quartz 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 with 2 sparkling crystal chandeliers! The 2nd bedroom has tons of room and a great view to the trees! The guest bath has space and a linen closet - count them - WOW - 3 in condo!! WiFi keypad makes this a perfect Lock & Leave so you can go travelling! Extensive High End Renovations done within the year: all tile removed and lovely LVP installed by a flooring artist, Baseboards & Casing, all lighting, everything painted, APPLIANCES, shelving in the laundry room and re configured 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 Clubhouse 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!!