



CORY PELCHAT
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**1113, 1113 Lake Fraser Court SE
Calgary, Alberta**

MLS # A2267697



\$348,500

| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 740 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Gated, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | In Floor, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 589 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | M-C1 d78 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home | | |

Inclusions: NA

Welcome to this wide open and tidy one bedroom main floor unit in the sought after Bonavista Estates complex. Incredible complex that offers all the amenities you will ever need. A huge social room with pool table, kitchen & eating areas, card table & games overlooking a central fireplace. There is a movie theatre room with row seating and big screen projection TV and a handy full size gym as well. The unit is nice and open with gleaming hardwood & tiled flooring everywhere except the bedroom. Nice 9 foot ceilings and large windows provide loads of natural light. The kitchen has new SS appliances, tiled floors and like new white kitchen cabinets. Overlooking the kitchen you will find a good sized dining area and a large living room with a central gas fireplace that is bookcased with two oversized windows and has a recessed builtin niche great for the TV. The walkout leads to a large and private covered patio which overlooks a huge green space with loads of mature trees. The main living area is kept cool in the summer with a newer wall AC unit. The Primary bedroom is a good size with a large window, his n her double closets and a full 4 pce bathroom with tiled floors and nice deep soaker tub. There is a handy 2 pce powder room as well which has the stacker washer/dryer. Dont miss the titled underground heated parking stall (#82) where you will also find the oversized storage locker~one of the bigger ones in the building! Move in ready in a great complex.