

\$899,900 - 206 Lake Fraser Place Se, Calgary

MLS® #A2260066

\$899,900

5 Bedroom, 4.00 Bathroom, 1,332 sqft
Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

Welcome to your forever home, perfectly nestled on a quiet cul-de-sac in the heart of Lake Bonavista—one of Calgary’s most prestigious lake communities. This beautiful 4-level split home offers the ideal blend of space, comfort, and lifestyle, with 5 bedrooms, 4 bathrooms, and a backyard that feels like your own private resort. Step inside and you’ll immediately feel the warmth and charm of this inviting home. The bright, spacious living room is bathed in natural light thanks to new triple-pane windows and automated drapes, creating a cozy yet elegant atmosphere. It flows effortlessly into the dining room—perfect for hosting holidays or Sunday dinners—with a newer patio door that leads you out to the backyard. The kitchen is both functional and flexible, with room for a breakfast nook or extra cabinetry to suit your needs. Upstairs, the primary suite easily fits king-sized furniture and features his and hers closets plus a private ensuite. Two additional bedrooms and a full bathroom complete the upper level. On the lower level, you’ll find a warm and welcoming family room with custom built-ins and a brick wood-burning fireplace with gas starter—ideal for cozy nights in. There’s also a fourth bedroom, a full laundry room and convenient walkout access to the backyard. And what a backyard it is! Designed for both relaxation and entertaining, it features a heated inground pool, fire pit, raised garden boxes, and low-maintenance artificial grass—so you can spend less time



on upkeep and more time enjoying the outdoors. The fully finished basement adds even more versatility with a fifth bedroom (great for a guest room, home office, or gym), a full bathroom, a large rec room, and more storage space.Â This home has been lovingly maintained and thoughtfully updated includingÂ sump pump, exterior paint touch ups, new pool heater, pump & filter (2025),Â triple-pane windows throughout, new soffits, fascia and two new furnaces (2022) and hot water tank (2017)Â offering peace of mind for years to come.Â This exclusive, residents-only lake community offers unmatched year-round amenitiesâ€”swimming, paddleboarding, kayaking, tennis, and beach volleyball in the summer, and ice skating, tobogganing, snowshoeing, and even ice fishing in the winter. The lake is stocked twice a year, and 52 acres of sparkling water are surrounded by 25 acres of lush green space and mature trees. Enjoy family-friendly events like movies in the park, Stampede BBQs, food truck nights, and seasonal festivalsâ€”all just steps from your door. Families will love being close to top-rated schools, including Lake Bonavista School, Andrew Sibbald, St. Boniface, St. Bonaventure, Sam Livingston, Nickle Jr. High, and Dr. EP Scarlett High School. With quick access to Macleod Trail, Deerfoot, Stoney Trail, and even weekend getaways to the mountains, this location truly has it all.Â This is more than just a home- it's a lifestyle and itâ€™s ready for you to move in, add your personal updates and start making memories!

Built in 1973

Essential Information

MLS® #	A2260066
Price	\$899,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,332
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	206 Lake Fraser Place Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3T5

Amenities

Amenities	Beach Access, Clubhouse, Park, Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Starter, Raised Hearth, Wood Burning
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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