



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**819 Lake Placid Drive SE  
 Calgary, Alberta**

**MLS # A2155449**



**\$4,450,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,757 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Lake, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Chandelier, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)

**Inclusions:** Dishwasher x2, Gas Cooktop x2, Alarm, Projector, Screen, Movie Theatre Components, Pool Table, Mounted TV's, 2 Pedal Boats, BBQ & All Furniture

Lake Bonaventure may still be one of Calgary's best kept secrets. This privately owned lake offers access to only 143 homes, & presents you with one of the most exclusive opportunities you will find in Calgary. 819 Lake Placid Drive offers you a once in a lifetime opportunity to secure what is without a doubt one of the most desirable homes & lots on this lake. At a depth of 200 feet, this is one of the longer lots on this lake which results in an expansive, west facing lake exposure. Take a tour on the lake at sunset, & you'll find that this is one of the last homes that the sun will touch iLake Bonaventure is a private, inner city sanctuary which is carefully maintained by its owners. This environment is pristine due to its exclusive nature & limited use by just 143 homes. From the quality of the water, the upkeep of the island & the stunning homes that surround it, this is an inner city jewel with a very limited number of opportunities to live here. Exclusive, lakefront exposures are available to only 69 of the 143 homes. Launch your boat, or cast a line into the lake which is restocked every year with trout. Head out to the private island to enjoy a picnic, lovely waterfalls & scenic lookout points. In the winter owners will shovel out several rinks for hockey. A path around the lake is also great for skating. This is like living in an inner city home & cottage. As a bonus, your sidewalk is shovelled as a part of your H.O.A. fee. The quality of this home adds to this incredible opportunity. This home is so special & was beautifully renovated & maintained by the existing owner. When renovated, this home basically functioned as new. Modernized with new plumbing, electrical, framing, insulation etc. Almost all aspects of the original build were replaced during this extensive renovation. Walk in & you are greeted with lake views from your living room. With over 7000 sq.ft of developed space, this

home ticks every box as it relates to luxury living. The floor plan is so well thought out. The majority of the principal rooms offer lake views. The main floor has a large kitchen, butler pantry with additional prep space, formal office, dining & living room with raised ceiling. 3 bedrooms on the upstairs, each with their own ensuite bathroom (shower+tub). The primary bedroom is very impressive - beautiful views of the lake, his/her closet & perfectly appointed ensuite. The basement was dug down in order to feature high ceilings. Evidenced by the photos, this basement is an amazing space & offers a quality & utility seldom found. The basement also walks-up to the backyard. Triple garage with epoxy floor. Stunning lakefront features including a patio off the back of the home, & a lakeside seating area + dock where you will spend your entire summer! "Once in a lifetime opportunity" is a phrase that is often said, but rarely realized. You've found it here on Lake Bonaventure.