

# \$899,900 - 12235 Lake Fraser Way Se, Calgary

MLS® #A2263546

**\$899,900**

5 Bedroom, 3.00 Bathroom, 1,404 sqft  
Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Welcome to 12235 Lake Fraser Way SE, a beautifully updated Keith-built bungalow across from a quiet green space in Lake Bonavista. This 5-bedroom, 3-full-bathroom home blends timeless quality with modern details. The kitchen showcases custom cabinetry, granite countertops, Miele appliances, including an induction cooktop, double ovens with steam and convection functions, and a thoughtfully designed pull-out pantry. All new windows on the upper level - with the main windows upgraded to triple-glazed, allowing tons of natural light throughout the day! The main level is finished in the classic Benjamin Moore "White Dove" palette, paired with modern light fixtures and a redesigned stone fireplace featuring a solid wood mantle, perfect for seasonal décor. You will feel comfortable all summer with central air conditioning and a reverse osmosis water system. Some of the major updates include full electrical rewiring to copper (2009), upgraded insulation to R40 (2009), roof replacement (2015), hot water tank (2017), to name a few. The fully developed basement offers a spacious family room with built-ins for your art, a wet bar, gas fireplace, and a hidden storage/ cold room for your Costco supply. The exterior includes an insulated garage, fenced yard, and a west-facing backyard ideal for evening sun. Lake access completes this exceptional family home!

Built in 1973



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263546    |
| Price          | \$899,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,404       |
| Acres          | 0.14        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12235 Lake Fraser Way Se |
| Subdivision | Lake Bonavista           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J 3T2                  |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Clubhouse, Recreation Facilities             |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Detached, Insulated, Oversized |
| # of Garages   | 2                                            |

## Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Central Vacuum, Granite Counters, No Animal Home, Walk-In Closet(s), Wet Bar                                                                                         |
| Appliances        | Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Double Oven, Garage Control(s), Garburator, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop |
| Heating           | Forced Air                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                            |
| Fireplaces        | Basement, Family Room, Gas, Stone                                                                                                                                                            |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                                                     |
| Lot Description   | Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt                                                                                             |
| Construction      | Wood Frame, Wood Siding                                                                             |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 28                 |
| Zoning         | R-CG               |
| HOA Fees       | 410                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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