\$1,050,000 - 975 Lake Arrow Way Se, Calgary

MLS® #A2206347

\$1,050,000

5 Bedroom, 4.00 Bathroom, 1,745 sqft Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

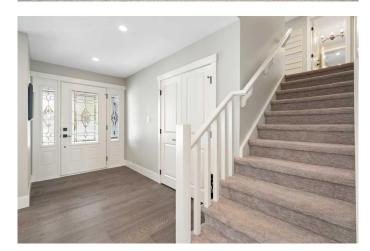
Welcome to Lake Bonavista â€" Calgary's original lake community offering year-round recreation and an unbeatable lifestyle.

First you'll notice, as you pull up to this beautifully quiet street, the home's timeless stucco exterior, mature trees, and a cozy covered front patio. Step inside the inviting foyer and you're welcomed into a massive living room, centered around a striking 48" electric fireplace accented by a large stone feature, adding texture and warmth to the space. The room is wired for 3.1 surround sound, making it ideal for entertaining or relaxing in style. Durable and stylish vinyl plank flooring runs throughout the main floor living areas, kitchen, and sunken dining room, offering both comfort and easy maintenance. The entire home is lit with carefully placed dimmable lighting, including 65 pot lights throughout, many of which feature fade-in/out functionality. Bottom-up, top-down window coverings add privacy without sacrificing natural light, and most windows and doors throughout the home have been thoughtfully upgraded. Quartz countertops are featured throughout the home, providing a consistent and polished finish across every level.

The chef's kitchen is an absolute showstopper. Anchored by a nearly 40 square foot island with quartz countertops, seating for four, and its own beverage centre, the space







also includes 17'6" of additional counter space â€" not including the island. High-end KitchenAid appliances are showcased here, including a 5-burner gas cooktop with stainless steel hood fan, wall oven, and wall microwave. A pantry cabinet with pull-out drawers, soft-close cabinetry, tile backsplash, and painted ceilings complete the refined finish.

Just a few steps down from the kitchen, the sunken dining room features another 48" electric fireplace with a bold feature wall and a massive sliding patio door that opens directly to the backyard. Behind a sliding barn door is the combined mudroom and laundry area with a sink, storage, coat hooks, and its own entrance. A full bedroom and a convenient half bath complete this level.

Upstairs is mostly carpeted with a spacious primary bedroom, a 4-piece ensuite with dual sinks and a tiled shower, two more bedrooms, and another full bathroom.

The basement offers knockdown ceilings, upgraded egress windows, updated electrical, plush carpet, a third 48" fireplace with stone feature, media room wired for 3.1, games area, dry bar with beverage centre, a spacious bedroom, full bath with built-ins, and a massive playroom with storage. High-efficiency mechanical upgrades include a zoned furnace for multi-level climate control.

The backyard features a double garage with epoxy flooring, concrete patio, BBQ deck with gas hookup just off the kitchen, green space, and concrete sidewalks to the front â€" all off a paved rear lane.

Built in 1972

Essential Information

MLS® # A2206347 Price \$1,050,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,745
Acres 0.12
Year Built 1972

Type Residential
Sub-Type Detached
Style 2 Storey Split

Status Active

Community Information

Address 975 Lake Arrow Way Se

Subdivision Lake Bonavista

City Calgary
County Calgary
Province Alberta
Postal Code T2J 3C2

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Vinyl

Windows, Stone Counters, Dry Bar

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 3

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Yard, Few Trees, Front Yard, Lawn, Level, Paved, Rectangular Lot

Roof Asphalt Shingle, Membrane

Construction Composite Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 7

Zoning R-CG

HOA Fees 368

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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