

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

MLS® #A2206347

**\$1,050,000**

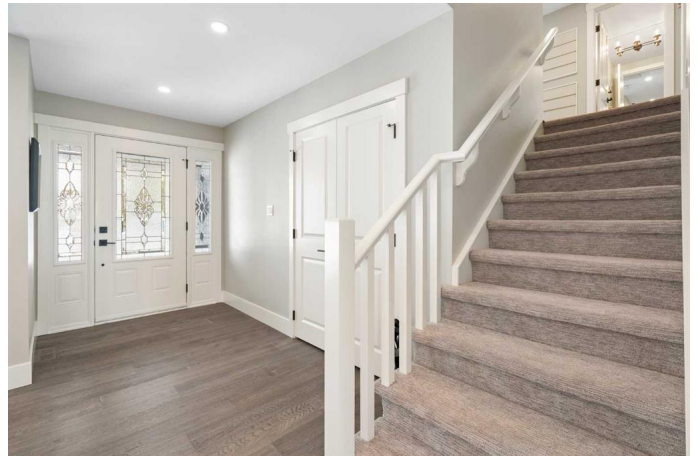
5 Bedroom, 4.00 Bathroom, 1,745 sqft  
Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Lake Bonavista â€” Calgaryâ€™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 homeâ€™s timeless stucco exterior, mature trees, and a cozy covered front patio. Step inside the inviting foyer and youâ€™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 chefâ€™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, Stone Counters, Vinyl Windows, 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, Rectangular Lot, Paved

Roof Asphalt Shingle, Membrane

Construction Composite Siding, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed April 2nd, 2025

Days on Market 3

Zoning R-CG

HOA Fees 368

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.