

# \$1,550,000 - 12364 Lake Moraine Rise Se, Calgary

MLS® #A2214090

**\$1,550,000**

5 Bedroom, 4.00 Bathroom, 2,349 sqft

Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

Thoughtful design, timeless renovations, and neighbourhood roots come together in this reimaged and meticulously renovated showpiece by a family who has called Lake Bonavista home for generations. Every detail of this CASCADE floor plan by KEITH Built Homes has been hand-selected with care, combining high-end finishes with practical upgrades that make everyday living a joy. Inside, you'll find over 3,000SQFT. of well designed space that strikes the perfect balance between style and function. As soon as you enter, the VAULTED ceilings showcase a main floor that FLOWS effortlessly. Natural light streams into the massive SUNKEN front living room windows. It's a dream kitchen with SOLID WOOD cabinetry and premium appliances, including and oversized BUILT-IN refrigerator, DOUBLE OVENS and a BOSCH INDUCTION Stovetop. The open VAULTED space and gorgeous kitchen ISLAND make it ideal for hosting or daily life. The oversized windows bring the outside indoors with gorgeous views of the huge, private and mature backyard. There's a beautiful STONE patio with an AWNING for relaxing, a large raised COMPOSITE deck for entertaining and plenty of GREEN SPACE for play and family time. The spacious dining area with GLASS RAILING overlooks the SUNKEN family room with a timeless BRICK facing GAS fireplace as the focal point. A convenient LAUNDRY ROOM and MUDROOM complete with storage and SINK is found just off the OVERSIZED



garage entrance. Upstairs, you'll find FOUR spacious bedrooms, including a luxurious primary retreat with a spa-inspired ensuite featuring a deep SOAKER TUB and stunning walk-in tiled shower. The walk-in closet with CUSTOM built-ins was once a bedroom and is now offering a boutique-style space you'll love. The 5 PIECE main bathroom is well situated with a smart design that includes two separate vanities, a tub/shower room and a PRIVATE water closet making mornings and bath time much more convenient for families. The lower level adds even more versatility with a HOME GYM area, large recreation space, private guest bedroom, and a fantastic bath oasis with a beautiful dry cedar rock SAUNA- just pour water to add steam"perfect for post-workout or quiet nights in. Several UPGRADES include: SOLID CORE commercial grade doors throughout, CENTRAL AC, a REVERSE OSMOSIS system, ELECTRIC AIR filter and more. Offering exclusive access to only its residents and their guests, Lake Bonavista boasts a 55 acre lake + 25 acres of park space and is the jewel of south Calgary. Swim, fish, picnic & boat in the summer; skate and sled in the winter. Set on a quiet, family-friendly street with fantastic neighbours, Lake Moraine Rise in Bonavista Estates is known for its ANNUAL BLOCK PARTY"a treasured tradition that captures the warm, connected spirit of this community. This isn't just a house"it's a well-loved, skillfully upgraded home in a neighbourhood that feels like family. Come experience the charm, comfort, and quality for yourself.

Built in 1973

### **Essential Information**

MLS® #	A2214090
Price	\$1,550,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,349
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	12364 Lake Moraine Rise Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2Z2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sauna
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Double Oven, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Family Room
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Back Lane, Back Yard, Rectangular Lot, Treed  
Roof                      Asphalt  
Construction          Brick, Cedar  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 24th, 2025  
Days on Market        2  
Zoning                   R-CG  
HOA Fees                368  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX First

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