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

MLS® #A2214090

\$1,550,000

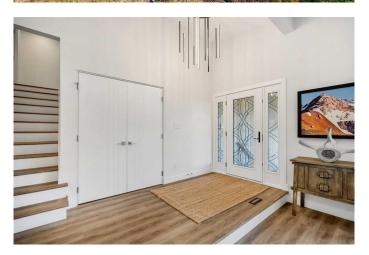
5 Bedroom, 4.00 Bathroom, 2,349 sqft Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

Thoughtful design, timeless renovations, and neighbourhood roots come together in this reimagined 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'II 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'II 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'II 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 steamâ€"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 PARTYâ€"a treasured tradition that captures the warm, connected spirit of this community. This isn't just a houseâ€"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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.