

**214 Lake Erie Place SE**  
**Calgary, Alberta**

**MLS # A2187853**



**\$1,325,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Level, Pie S		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Parquet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bookcases, Built-in Features, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

RENOVATED & REFRESHED 4 Level split in LAKE BONAVIDA--tucked into the back end of a QUIET CUL-DE-SAC, with a huge 800m2 PIE SHAPED TREED LOT! This location is guarded by a tot-park at the block entrance and is walking distance to schools (Sam Livingston & Nickel) and the NORTH ENTRANCE TO THE LAKE! PROFESSIONALLY RENOVATED - The entire main floor has been OPENED UP and a NEW ISLAND KITCHEN, CABINETRY & stainless APPLIANCES INSTALLED (Executive Millwork). The primary BEDROOM now has a NEW coveted 3pc ENSUITE. All new flooring (Devine Luxury Vinyl+tile), fresh paint inside and out, NEW GRANITE COUNTERS, all new bathrooms, new lighting, new 100 amp panel (Bertram Electric --yes, its pigtailed to code), NEW WINDOW COVERINGS, NEW front and back decks, NEW doors throughout (inside and out) and all new casing and baseboards. Just over 2400 ft2 of living space, 4 Bdrms (3+1) + den, double attached garage (23'5"x20'4"), 2 full baths, 1 half bath, completely opened up living area, lower Family Room and Games Room. The generous lot size means new buyers can build an extra garage in the back, have a full size garden or maybe build a future laneway home? Come by the OPEN HOUSE THIS SAT/SUN (MAY 3/4TH) 2-4PM. Floorplans in supplements.