

# \$1,825,000 - 12215 Lake Erie Way Se, Calgary

MLS® #A2252867

**\$1,825,000**

5 Bedroom, 4.00 Bathroom, 2,598 sqft  
Residential on 0.22 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Lake Bonavista â€“ one of Calgaryâ€™s most prestigious and sought-after lake communities! Residents enjoy exclusive access to a private four-season lake where you can swim, skate, fish, and take in year-round activities. Surrounded by mature tree-lined streets, top-rated schools, parks, and amenities, this is the perfect setting for families seeking both lifestyle and community.

This professionally renovated and builder occupied home has been completely re-imagined. Taking a traditional Lake Bonavista family home with timeless character and blending it with modern luxury. The open-concept main floor showcases a chefâ€™s dream kitchen with a 6-burner Wolf gas range, Sub-Zero fridge, Miele dishwasher, walk-in pantry, Legacy cabinetry, LED lighting, and a massive centre island & large windows overlooking the beautifully landscaped west-facing backyard. Off the kitchen there is also a home office with patio doors to the backyard. A sunken dining room with expansive windows highlights the green space across the street, while the spacious living room features the original stone wood-burning fireplace with patio doors that open to a covered outdoor retreat. Tucked behind a hidden wall, youâ€™ll find a thoughtfully designed mudroom with custom storage and full walk-in closet and access to the garage. Wide-plank engineered hardwood flows



seamlessly throughout the main floor.

Upstairs offers two generous children’s bedrooms, a 5-piece bath with double sinks and separate water closet, a convenient full laundry room with sink and storage, and a luxurious primary suite with walk-in closet, private rooftop patio, and a spa-inspired ensuite featuring heated floors, curb-less walk-in shower, soaker tub, double sinks, and private water closet.

The fully finished basement adds even more living space with two additional large bedrooms, a 3-piece bath with walk-in shower, an expansive family/games room, and an oversized storage area that could easily be convert into a home gym.

Notable upgrades include: all new windows and doors (2020), new hot water tank (2020), flat ceilings throughout, LED pot lights and fixtures, two high-efficiency furnaces with A/C, and high-end Legacy cabinetry.

This is more than a home—it’s a lifestyle. Move-in ready and designed for modern family living, this Lake Bonavista gem is the perfect place to create lasting memories.

Built in 1970

**Essential Information**

MLS® #	A2252867
Price	\$1,825,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,598
Acres	0.22
Year Built	1970

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12215 Lake Erie Way Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2L9

### Amenities

Amenities	Beach Access, Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Wood Burning, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Rectangular Lot, See Remarks
Roof	Flat Torch Membrane
Construction	Brick, Cedar, Metal Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 5th, 2025  
Days on Market        2  
Zoning                      R-CG  
HOA Fees                  410  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            MaxWell Capital Realty

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