

# \$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        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Concrete Driveway |
| # 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, See Remarks, Stone, Wood Burning                                                                                                    |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                        |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                                        |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Rectangular Lot, Level, 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                40  
Zoning                              R-CG  
HOA Fees                         410  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    MaxWell Capital Realty

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