

**12231 Lake Louise Way SE**  
**Calgary, Alberta**

**MLS # A2307709**



**\$5,895,000**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	6,358 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Aggregate, Gated, Heated Garage, Insulated, Oversized, Quad or More Attac		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Lake, Private, Underground Sprinklers		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Butler Pantry Fridge, Dishwasher x2, Home Theatre system in Library, Safe, Alarm (Telus monthly contract) TV In Bonus Room, Bar Microwave, Train Set (Except upper track) TV in Basement, Life Jackets, Firewood, Urns, BBQ

Some homes are impressive. A select few are irreplaceable. 12231 Lake Louise Way belongs firmly in the latter category. It is rare to find a property where the lot, setting & craftsmanship align at such an extraordinary level. This is the home in Lake Bonavista that residents reference when conversations turn to the community's most exceptional properties, & without question, it will be one of the landmark residential offerings to come to market in Calgary in 2026. Positioned on arguably the most coveted lakefront lot, this remarkable estate offers 6358 SF (above grade) of timeless space with breathtaking SW views across the water, delivering the city's most spectacular sunsets. Originally built with a level of quality rarely seen, the home has an enduring presence that feels as relevant today as when it was built. Beyond the entrance, you are welcomed into a series of beautiful spaces that balance scale & sophistication. The living areas are complemented by extensive millwork, soaring ceilings, rich detailing & a level of craftsmanship that would be extraordinarily difficult to replicate today. The library is nothing short of spectacular. It stands as one of the most impressive rooms you will encounter in any home. Rich detailing, extensive millwork, soaring proportions & a timeless design aesthetic combine to create a space with extraordinary warmth & character. The primary suite offers stunning lake views & an exceptional ensuite + dressing area. The rest of the home continues to showcase incredible scale with generous bedrooms, entertaining areas, elevator, fitness space & more rooms designed to adapt to your lifestyle. The kitchen was designed for everyday living & entertaining, seamlessly connecting to main level gathering spaces. The walkout lower level (4042 SF) continues the home's theme of craftsmanship & atmosphere,

offering a collection of spaces that feels more like a luxury retreat than a traditional basement. Designed for both entertaining & enjoyment, this level features detailed finishes, expansive gathering areas, a beautiful bar & lounge space, games/rec space & seamless access to one of the property's most remarkable features, the lakeside grotto. The outdoor environment is equally extraordinary. Extensive landscaping & exterior investment creates a setting that feels more reminiscent of a luxury resort than a private residence. Expansive terraces & mature landscaping combine to create an experience that is unmatched. The garage experience is equally exceptional, designed for enthusiasts & collectors alike. Featuring a 6 car attached garage with 3 spaces below accessed through an integrated lift, this is an extraordinarily rare offering. Lake Bonavista is Calgary's premier lake community & sets the standard for lake living. Combining a private 4 season lifestyle with ideal access to schools & amenities, it is one of the most desirable communities in Calgary. Opportunities this rare are exceptional. \*see video, virtual tour link+photo collection\*