



THE A-TEAM

RE/MAX FIRST

47 LAKE WAPTA Rise, Calgary T2J2N1

MLS®#: A2151533 Area: Lake Bonavista Listing Date: 07/22/24 List Price: \$875,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1969
Lot Information
Lot Sz Ar: 6,598 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,340
Low Sqft:
Ttl Sqft: 1,340

DOM
56
Layout
Beds: 5 (3 2)
Baths: 3.0 (3 0)
Style: Bi-Level
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane,Front Yard,Landscaped,Level,Street Lighting,Private
Park Feat: 220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,RV Access/Parking

Utilities and Features

Roof: Metal
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Cement Fiber Board,Concrete,See Remarks
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Electric Stove,Freezer,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: Breakfast Bar,Quartz Counters,Recessed Lighting
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, 3pc Bathroom, Bedroom, 3pc Ensuite bath, and Basement rooms with their respective levels and dimensions.

Furnace/Utility Room

Basement

4`9" x 3`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

5942JK

Remarks

Pub Rmks:

FANTASTIC 1340 SQ.FT. BI-LEVEL located in the sought after community of Lake Bonavista, on a large west facing lot across from a GREEN BELT! Pride of ownership is evident as there has been NUMEROUS UPGRADES made to this lovely home over the recent years! Upon entry, you are greeted with HARDWOOD floors throughout the bright main level. The upgraded kitchen offers RECESSED LIGHTING, lovely cupboards and QUARTZ countertops with a BREAKFAST BAR, leading to patio doors opening to the rear deck! Adjacent to the kitchen is a spacious dining room next to a large living room with wood burning FIREPLACE c/w gas assist. Down the hall you will find three bedrooms and 3-piece bathroom. The primary bedroom also has a 3-piece ENSUITE bathroom, spacious closet, and direct access to a tiered deck that's perfect for a hot tub! The basement is fully developed offering an additional 1143 sq ft of living space, featuring two additional bedrooms, a full bath, finished laundry room and a family room with a gas fireplace. The backyard features a beautiful oversized deck with natural gas hook up for the BBQ lover! The cement patio can also double as RV-PARKING, next to an OVERSIZED, INSULATED, HEATED, double garage, wired for an EV, and plenty of room for your tools and workbench. UPDATES to this home include furnace, hot water tank, basement carpet, new doors and windows, Hardie board siding, soffit lighting and a 75-year metal roof. This exceptional Lake Bonavista home has lake access a short walking distance away, is close to schools, shopping and many amenities! A rare opportunity to live in a great community!

Inclusions:

Property Listed By:

Murphy Bed

MaxWell Canyon Creek

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123