



THE
A-TEAM

**RE/MAX
FIRST**

140 LAKE WAPTA Rise, Calgary T2J 2M9

MLS®#: **A2161125** Area: **Lake Bonavista** Listing Date: **09/05/24** List Price: **\$1,074,900**
 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: **7,147 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,491**
 Low Sqft:
 Ttl Sqft: **1,491**

DOM

13
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Fruit Trees/Shrub(s),No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 7`4"	5pc Ensuite bath	Main	14`3" x 18`8"
Bedroom	Main	10`6" x 11`7"	Dining Room	Main	18`5" x 10`8"
Kitchen	Main	24`11" x 11`5"	Living Room	Main	14`1" x 16`9"
Bedroom - Primary	Main	12`7" x 13`0"	3pc Bathroom	Basement	6`10" x 13`5"
Bedroom	Basement	11`8" x 11`4"	Bedroom	Basement	13`2" x 15`2"
Bonus Room	Basement	13`1" x 11`9"	Laundry	Basement	9`10" x 6`11"
Game Room	Basement	31`1" x 20`2"	Furnace/Utility Room	Basement	6`4" x 7`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5942JK

Remarks

Pub Rmks: **Welcome to this stunning fully renovated bungalow nestled on a quiet street in the sought-after community of Lake Bonivista, conveniently close to Maple Ridge Golf Course, schools, shops, restaurants, pathways, and parks, offering complete Lake Access! This home boasts a gorgeous fully landscaped front and back yard perfect for BBQs and entertaining on those long summer nights. As you step inside, the main floor showcases an inviting open floor plan that exudes luxury with upscale finishes and high-end black stainless appliances. The spacious living area features a cozy wood burning fireplace, ideal for relaxing evenings. Continuing through, you'll discover two generously sized bedrooms on the main level, including the stunning primary bedroom with a luxurious 4-piece ensuite. The ensuite is impeccably designed with a standalone tub, built-in closets, and a fully tiled rainfall shower, leaving no detail overlooked. Downstairs, the basement offers two more bedrooms and a convenient 3-piece bathroom. There's also a sprawling family room perfect for hosting sports games or providing a play area for kids, complete with a wet bar for added convenience. The massive laundry room includes a sink and features full-sized Samsung washer and dryer units. This home truly is a must-see, combining modern elegance with practical living spaces in a prime location.**

Inclusions: **storage shed**
Property Listed By: **eXp Realty**

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









