



THE
A-TEAM

**RE/MAX
FIRST**

51 LAKE WAPTA Rise, Calgary T2J 2N1

MLS®#: **A2180624**

Area: **Lake Bonavista**

Listing Date: **11/24/24**

List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 29-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar: **6,070 sqft**
Lot Shape:

Access:

Lot Feat: **Irregular Lot**
Park Feat: **Single Garage Detached**

DOM

27
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Jetted Tub,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	13`6" x 4`11"
Bedroom	Basement	13`0" x 8`8"
Dining Room	Main	6`7" x 10`7"
Bedroom - Primary	Main	13`2" x 14`1"
Bedroom	Lower	19`3" x 10`8"
Furnace/Utility Room	Lower	13`5" x 14`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 10`6"
Bedroom	Main	8`2" x 14`1"
Kitchen	Main	13`10" x 19`8"
3pc Bathroom	Main	8`2" x 6`7"
Game Room	Lower	24`5" x 26`8"
Bedroom	Main	10`6" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5942JK

Zoning:
R-C1

Remarks

Pub Rmks:

Has your little family been patiently waiting for that ideal bungalow in Lake Bonavista? Wait no longer! Located within EASY WALKING DISTANCE to several SCHOOLS, the LAKE ENTRY, and a DOG PARK, you have got to see 51 LAKE WAPTA RISE! Lake Bonavista is a perfect community for ACTIVE LIVING. Visit the lake in the winter for some SKATING, TOBOGGANING, HOCKEY or ICE-FISHING. OR in the summer for SWIMMING, BOATING, MORE FISHING, or a PICNIC. You will love it here! This home is always cozy, with CENTRAL AIR for summer, plus 2 FIREPLACES, STEAM SHOWER & BATHROOM FLOOR HEAT for cooler months. This is a great place for a growing family (with five bedrooms), OR a fantastic retirement home that provides plenty of outdoor activities for grandkids! As you approach this inviting home, you might choose to sit a while on the SPACIOUS FRONT PORCH, a great place to relax with friends. But from the moment you open the front door, you will be greeted by the warmth of EXTENSIVE HARDWOOD flooring and the elegance of a NEWLY UPGRADED DESIGN! Would you like a bungalow with FRESH RENOVATIONS? See the photos to appreciate the thought and investment that has been lovingly poured into this wonderful property. The KITCHEN IS TRULY THE HEART of this home and was substantially renovated in 2023, with remodeled cabinets and quartz countertops, removal of a non-load bearing interior wall, and a NEW LARGE CENTRAL ISLAND! Bordering the kitchen are the L-shaped living and dining rooms, making conversation easy because partition walls are gone, giving a feeling of connection from all three spaces. LARGE WINDOWS bring in PLENTY OF NATURAL LIGHTING! After a busy day at work (or at play), simply head down the hallway where your family can retreat to three bedrooms, and TWO RENOVATED BATHROOMS! Beautiful tilework. The primary bedroom has a walk-in closet and an ensuite bathroom with a large tub, plus a cozy electric fireplace. The 'main' bathroom has an amazing shower that is literally 6'x6' in size, with dual shower heads, STEAM and a 'rainfall' head (nice for everyone, but especially anyone too tall for a standard showerhead). Downstairs you will find TWO MORE BEDROOMS, a third bathroom, bar area and a spacious rec room with another fireplace. The garage ext. dimensions are 16'11" x 22'9". There is ample room for shelving or a work bench on either side of the overhead door. If you have a truck, it will almost certainly fit as the interior depth is 21 feet 7 inches. Recent Updates Include: A New Water Heater in 2023, New Furnace (2023), New Window Blinds (2023), Fresh Wall Paint (Summer 2023), New High End Vinyl Plank (2023), All New Light Fixtures (2023), New Kitchen Island and cabinet remodeling (2023), Basement Improvements (Flooring, Paint, Vinyl Plank, Blinds), New Dryer (September 2024). The coveted community of Lake Bonavista is home to multiple Elementary and Junior High Schools. Book your showing today!

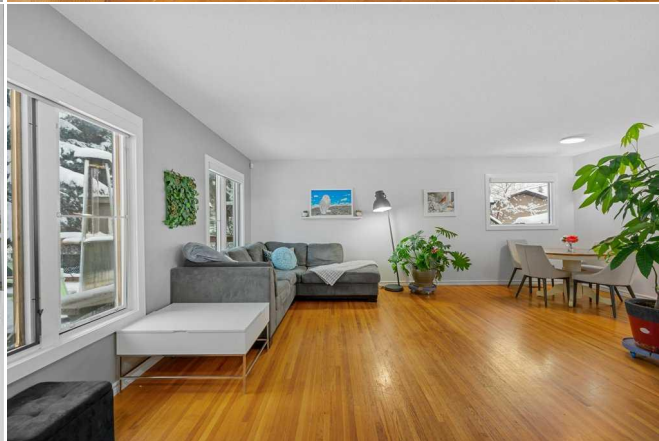
Inclusions:
Property Listed By:

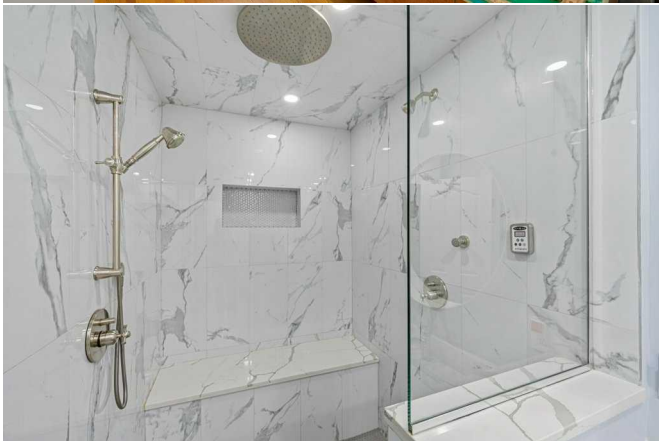
**All Mirrors Except Mirror by Front Door, Pergola Cover for BBQ, Front Water Hose, Large Front Green Planter Pots, Coded Lock at Front Door
RE/MAX Complete Realty**

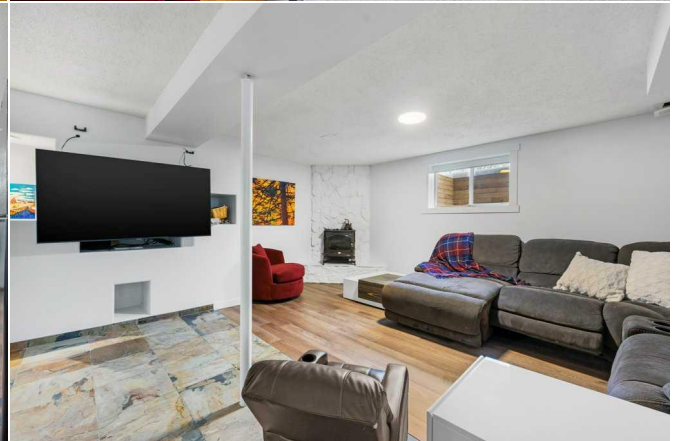
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













51 Lake Wapta Rise SE, Calgary, AB

Main Floor Exterior Area 1431.38 sq ft



0 3 6

PREPARED: 2024/11/03



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

51 Lake Wapta Rise SE, Calgary, AB

Basement (Below Grade) Exterior Area 1250.83 sq ft



PREPARED: 2024-11-21



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