



THE A-TEAM

RE/MAX FIRST

1119 LAKE WAPTA Road, Calgary T2J 2P3

MLS@#: A2191447 Area: Lake Bonavista Listing Date: 01/31/25 List Price: \$889,800
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: 6,049 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,773
Low Sqft:
Ttl Sqft: 1,773

DOM

1
Layout
Beds: 5 (4 1)
Baths: 2.5 (2 1)
Style: 4 Level Split

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, Forced Air
Sewer:
Ext Feat: BBQ gas line, Fire Pit, Private Yard, Rain Gutters, Storage

Construction: Stone, Stucco, Wood Siding
Flooring: Ceramic Tile, Hardwood, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Freezer, Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Int Feat: Bookcases, Chandelier, Granite Counters, No Animal Home, Open Floorplan, Vaulted Ceiling(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom, Dining Room, Kitchen, 3pc Ensuite bath, Bedroom, Bedroom - Primary, Den.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Family Room, Living Room, 4pc Bathroom, Bedroom, Bedroom, Game Room.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-CG

5942JK

Remarks

Pub Rmks:

Welcome to 1119 Lake Wapta Road! This beautiful home filled with character and charm is located on a quiet crescent in the desirable community of Lake Bonavista. Lake Bonavista is Calgary's oldest lake community. You will see the pride of ownership in this home the moment you pull up to it with its amazing curb appeal. This large 5 bedroom, 3 bathroom home is the perfect home to raise a family. The main floor has beautiful hardwood flooring throughout and features a large light filled living room and dining. The upgraded kitchen is what you will appreciate the most with the custom island, granite countertops, custom wood cabinetry and stainless steel appliances including a side by side built-in fridge and freezer. The family room has a full wall of built ins including a gas fireplace and has access to the backyard through a glass sliding door. There is a side door along with the laundry, 2pc bath and the main floor bedroom that has great natural light to light up the room. The upper floor is all hardwood as is the main floor with the primary bedroom featuring a vaulted ceiling and dual closets with a 3pc ensuite with quartz countertops. The kids' bedrooms are next to each other and share the 4pc bath. The finished basement is a great rec room space for the whole family to enjoy. There is a bedroom, den/flex area along with great storage for the whole family. The west facing backyard has large trees, patio area with fire pit and your double garage that is on a paved laneway. The home has had a new roof, on demand hot water in 2015 and two brand new furnaces. The home is in the ideal family location. The Lake Bonavista Montessori Elementary School is at the end of the street with St. Boniface Elementary School (Catholic) just a little further down. Lake Bonavista also has a Public and Catholic Junior High School as well as a French Immersion Elementary School. From your new home, you are also a short walk to the Lake to swim, canoe, paddleboard or fish in the summer or skate, play shinny, or fish in the winter. You are also a short walk to the Lake Bonavista Promenade with a grocery store and a variety of shops and restaurants. Finally, Lake Bonavista provides quick access to Southcentre, Deerfoot Trail, and the numerous amenities along MacLeod Trail. Book your showing and come on Buy!

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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











