



GRASSROOTS
REALTY GROUP

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235 Lake Wapta Rise SE
Calgary, Alberta

MLS # A2256604



\$1,220,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,987 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lake, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: Wine Fridge (x2), Built-In Convection Microwave oven

This is the kind of home where memories are made. This fully redesigned corner-lot two storey offers over 3,100 sq ft of bright, cheerful living space, perfect for busy families who love to gather, entertain, and enjoy the outdoors. Step inside and be greeted by a sunny, open-concept layout with multiple levels that make the home feel fun and connected. There's room for everyone with 5 spacious bedrooms, 3 full bathrooms, and a fully developed basement, complete with a home theatre for movie nights and game-day parties. The kitchen is the heart of this home, featuring a Frigidaire Professional appliance package, loads of cabinet space, and a walk-through butler's pantry for all the snacks. The main floor also includes a mudroom and laundry area, keeping backpacks, sports gear, and everyday life organized. Thoughtful upgrades are everywhere you look: dual-zone heating and air conditioning to keep everyone comfortable, built-in speakers for dance parties, glass panel railings, under-cabinet lighting, and custom millwork that adds character to every corner. Parents will love the private primary suite, a peaceful retreat with a spa-inspired ensuite featuring a soaker tub, dual vanities, and a body-spray shower. The fully finished double rear-attached garage is designed as an extension of the home, offering versatile space that could serve as a private workout room with convenient access directly into the basement. The lower level also provides the option to create a separate suite, perfect for extended family, guests, or rental potential. Outside, the backyard is ready for family BBQs, birthday parties, or roasting marshmallows on a cool night. Living here means lake access all year round, swimming in the summer, skating in the winter, plus three excellent schools just a short walk away, great parks, and shopping nearby. It's rare to

find a home this unique in a community this special, be sure to check out the iguide to look at the unique floor plan and living spaces. Come see why families love Lake Bonavista, book your showing today!