



GRASSROOTS
REALTY GROUP

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235 Lake Wapta Rise SE
Calgary, Alberta

MLS # A2256604



\$1,180,000

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

Price Improvement!! Homes like this don't come along often. With 5 bedrooms, 3 full bathrooms, a chef inspired kitchen, luxury ensuite, and over 3,100 sq ft of beautifully redesigned living space, this corner-lot two storey in Lake Bonavista is ideal for busy families who love to gather, entertain, and enjoy the outdoors. Step inside to a bright, open-concept layout with multi-level living that feels both connected and fun. Every detail has been thoughtfully reimagined, from the Frigidaire Professional appliance package and walk-through butler's pantry to the custom millwork, glass panel railings, and under-cabinet lighting that give this home its polished, magazine-worthy finish. The main floor is as practical as it is beautiful, featuring a spacious mudroom, laundry area, and plenty of storage to keep everyday life organized. Upstairs, the private primary suite feels like a true retreat with a spa-inspired ensuite, complete with soaker tub, dual vanities, and a body-spray shower. The fully developed basement offers even more versatility with a home theatre, large bedroom, full bathroom, and direct access to the double garage, perfect for a private gym, studio, or future secondary suite (subject to City approval). Outside, enjoy a backyard designed for memories, BBQs, birthday parties, and fireside evenings, plus year-round lake access for swimming, skating, and more. In a community as loved as Lake Bonavista, it's rare to find a home with this level of renovation, space, and thoughtful design. Be sure to view the iGuide for the unique floor plan and book your showing today, this is one you'll want to see in person.