



GRASSROOTS
REALTY GROUP

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1163 Lake Wapta Road SE
Calgary, Alberta

MLS # A2265201



\$1,169,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,367 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Reverse Pie Shaped Lot, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Wet Bar		

Inclusions: n/a

Welcome to this beautifully renovated and restyled 1365 sq ft bungalow. A new south facing front porch greets you as you walk up the new pathway. AS you enter you will be impressed with the new vaulted ceiling great room complete with feature electric fireplace, open to the 2 toned kitchen cabinetry, gas cooktop and custom hood fan, eat up island with waterfall quartz and enough room for 4 chairs. Dining area has more built in cabinetry and garden doors with great access to your backyard and garage. There are 2 bedrooms on the main, Primary with walk in closet and 4 pc ensuite. Just off the mudroom are the stairs to the lower level, your family room with another electric fireplace, wet bar and 2 further bedrooms. There is also a flex room/office area that can be closed off with the french doors. All new mechanicals, electrical panel, new furnace, hotwater tank 2025. Double detached garage has new epoxy floor, new overhead door too.