



GRASSROOTS
REALTY GROUP

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135 Lake Wapta Rise SE
Calgary, Alberta

MLS # A2281018



\$1,194,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Treed		

Heating:	Central
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

This could be your next home with nothing left to do but move in. Great curb appeal with all new front walk leading to a new porch, From the front entrance you are invited into the great room space. New vaulted ceilings enhance, the openness of the living room, dining room and kitchen, Eat up island with waterfall quart and hidden cabinets underneath add to the generous amount of storage in this well appointed kitchen. Dacor appliances, plus Samsung family hub 4 door refrigerator complete with wifi. Once set up ask Alexa to play music while you cook. There are 2 bedrooms on the main and 2 downstairs. Primary has walk in closet with custom cabinets and ensuite with the latest trend Japanese toilet, complete with heated seat and bidet. Lower level has a lovely family room with the second electric fireplace, large wet bar with wine/beverage fridge. There is also a flex room with french doors that could be the perfect office or separate kids space. West backyard is fully fenced with double opening gate. Oversized garage has new overhead door, is insulated and drywalled. Shingles, furnace, hotwater tank all new in 2025.