



**47 Lake Wapta Rise SE
Calgary, Alberta**

MLS # A2151533



\$875,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,341 sq.ft.	Age:	1969 (55 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Street Lighting, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, See Remarks	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Recessed Lighting		

Inclusions: Murphy Bed

FANTASTIC 1340 SQ.FT. BI-LEVEL located in the sought after community of Lake Bonavista, on a large west facing lot across from a GREEN BELT! Pride of ownership is evident as there has been NUMEROUS UPGRADES made to this lovely home over the recent years! Upon entry, you are greeted with HARDWOOD floors throughout the bright main level. The upgraded kitchen offers RECESSED LIGHTING, lovely cupboards and QUARTZ countertops with a BREAKFAST BAR, leading to patio doors opening to the rear deck! Adjacent to the kitchen is a spacious dining room next to a large living room with wood burning FIREPLACE c/w gas assist. Down the hall you will find three bedrooms and 3-piece bathroom. The primary bedroom also has a 3-piece ENSUITE bathroom, spacious closet, and direct access to a tiered deck that's perfect for a hot tub! The basement is fully developed offering an additional 1143 sq ft of living space, featuring two additional bedrooms, a full bath, finished laundry room and a family room with a gas fireplace. The backyard features a beautiful oversized deck with natural gas hook up for the BBQ lover! The cement patio can also double as RV-PARKING, next to an OVERSIZED, INSULATED, HEATED, double garage, wired for an EV, and plenty of room for your tools and workbench. UPDATES to this home include furnace, hot water tank, basement carpet, new doors and windows, Hardie board siding, soffit lighting and a 75-year metal roof. This exceptional Lake Bonavista home has lake access a short walking distance away, is close to schools, shopping and many amenities! A rare opportunity to live in a great community!