



GRASSROOTS
REALTY GROUP

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24 Lake Wapta Rise SE
Calgary, Alberta

MLS # A2206167



\$924,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,656 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Separate Entrance		

Inclusions: Window Coverings, Induction Cooktop Hood Fan, Garage Control (1)

Stunning 5-Bedroom Bungalow in Lake Bonavista – Professionally Renovated & Move-In Ready! This is a rare opportunity to own a beautifully renovated 1,655 sq ft bungalow with a fully developed 1,531 sq ft basement on a large, 5,500 sq ft mature lot in the heart of Lake Bonavista—Calgary’s premier lake community. Nestled on a quiet street, this home is just minutes from Lake Bonavista, where residents enjoy year-round lake access and a variety of outdoor activities. Plus, Fish Creek Park, a 3,350-acre natural oasis, is just steps away. This vibrant community offers top-rated schools, playgrounds, shopping, restaurants, and endless recreational programs, along with convenient access to major roadways for easy commuting. This 5-bedroom, 3-bathroom bungalow has been professionally renovated with exceptional craftsmanship, making it an ideal choice for both young families and those looking to age in place. From the moment you arrive, you'll be impressed by the stunning curb appeal—mature trees, tasteful landscaping, a new rubber pavement walkway, and an upgraded front exterior featuring natural stone and hardy board siding. Step inside to find the original refinished oak hardwood flooring throughout and a spacious, light-filled family room with an oversized bay window. The open-concept kitchen is a chef’s dream, boasting quartz counter tops, custom cabinetry, high-end appliances (Meile, Schott Ceran, Kitchen Aid), and an oversized Island. Adjacent to the kitchen, the cozy family room features a wood burning fireplace and double sliding doors leading to the deck and backyard. The main floor also includes 3 oversized bedrooms, with an abundance of natural light. The primary suite offers a 3-piece ensuite with quartz counters, heated tile flooring, and a stand-up shower. The second bedroom boasts direct access to the back

deck via double glass sliding doors. A beautifully updated 4-piece main bathroom includes a large tub/shower, quartz counters, and tile flooring. The fully developed basement is designed for flexibility, featuring 2 bedrooms with luxury vinyl plank flooring and large egress windows, 4-piece bathroom with sauna, spacious recreation room with wood burning fireplace, laundry area with a new washer and dryer, ample storage space, and a unique design perfect for customization. Enjoy long summer days in your private, sun-drenched backyard, complete with a new composite deck. The oversized, extra high double attached garage with back lane access offers ample space for vehicles, toys, and even an RV or camper. Key functional upgrades include windows and sliding glass doors, entrance and side door with storm door, asphalt shingles on house and garage, 3 roof vents – 2 on house and 1 on garage, 2 side gable vents, eavestroughs - 6” upgrade, downspouts, rubber pavement walkway, high-efficiency furnace w/ humidifier, hot water heater, Kinetico water softener, electrical panel, composite deck and lighting throughout. Book your viewing today. This gem won't last.