



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

MLS # A2318599



\$2,474,700

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|------------------|--|---------------|------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,182 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Lake, Landscaped, Paved, Private, Views | | |

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|--------------------|-------------------------------------|-------------------|------|
| Heating: | In Floor, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Bidet, Built-in Features, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Steam Room, Stone Counters, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: None

Introducing a rare opportunity to own a brand-new 2026 custom bungalow in the heart of prestigious Lake Bonavista. Offering over 4,200 square feet of professionally developed living space and backed by new home warranty coverage, this exceptional residence represents a truly unique offering within one of Calgary's most sought-after lake communities. Opportunities to acquire a newly constructed luxury bungalow in Lake Bonavista are exceptionally rare. A striking stone-accented exterior and impressive 18'6" foyer create an unforgettable first impression, while soaring 12-foot ceilings, premium triple-pane windows, custom millwork, designer lighting, and carefully curated finishes establish an atmosphere of refined sophistication throughout. Thoughtfully designed for both everyday living and elegant entertaining, the main level features expansive open-concept living and dining areas, a chef-inspired kitchen with walk-through pantry, a luxurious primary retreat with a spa-inspired 5-piece ensuite featuring a steam shower and freestanding soaker tub, two additional bedrooms, a full bathroom, and an elegantly appointed powder room. The chef-inspired kitchen showcases premium natural stone countertops, custom cabinetry, an integrated JennAir appliance package, built-in JennAir coffee system, farmhouse sink, walk-through pantry, and an oversized island ideal for entertaining. Premium natural stone continues throughout the main-floor bathrooms and custom basement bar, reflecting the exceptional craftsmanship throughout the home. Throughout the residence, designer-selected Rubinet fixtures and hardware are paired with premium Kohler sinks and plumbing fixtures, while advanced Kohler smart toilets featuring heated seating, warm water cleansing, and warm-air drying further elevate the everyday living experience. Comfort and convenience were key

considerations in the home's design. All bathrooms feature in-floor heating, while a dual-zone heating system with separate furnaces serving the main and lower levels allows independent climate control throughout the residence. Central air conditioning serving the main floor will be installed prior to possession. The home is equipped with 200-amp electrical service, and the detached garage is EV-ready and roughed-in with a gas line for a future heater. The fully developed lower level features 9-foot ceilings, an expansive recreation and lounge area, a custom entertaining bar finished with premium natural stone surfaces, a built-in Fisher & Paykel dishwasher, dedicated home theatre, glass-enclosed office, fitness room, two additional bedrooms, a beautifully appointed full bathroom, mechanical room, and extensive storage. Enjoy year-round lake privileges, proximity to Fish Creek Provincial Park, excellent schools, golf courses, shopping, dining, and convenient access throughout the city. A rare opportunity to own one of Lake Bonavista's newest luxury residences.