



GRASSROOTS
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43 Lake Wapta Rise SE
Calgary, Alberta

MLS # A2346199



\$1,950,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,202 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

A newly constructed, never lived in home in Lake Bonavista is an extraordinary rarity. In the past 25 years, only three such homes have been offered for public sale on MLS. While a small handful of other homes have been newly built in the last 25 years, those properties were lived in before coming to market. This is a genuinely uncommon opportunity to be the first owner of a brand new custom residence in one of Calgary's most established and sought after lake communities. Completed in 2026, this exceptional bungalow offers almost 4,300 sq. ft. of professionally developed living space, new home warranty coverage and a level of finish designed to impress. The stone-accented exterior opens to a dramatic foyer and an interior defined by soaring 12' ceilings, custom millwork, designer lighting, carefully selected finishes throughout, and premium triple pane windows which insulate the home & keep it super quiet. The open concept main floor balances everyday comfort with impressive entertaining space. At its centre, the kitchen features natural stone surfaces, custom cabinetry, an integrated JennAir appliance package, built-in JennAir coffee system, white Kohler farmhouse sink, walk-in pantry and an oversized island that invites people to gather. The spacious living and dining areas flow naturally from the kitchen, creating a bright, cohesive setting for both relaxed family life and larger occasions. The private primary retreat includes a beautifully appointed 5-pc ensuite with heated floors, a steam shower, freestanding soaker tub, dual sinks and smart toilet. Two additional main floor bedrooms share a full bathroom, while an elegant powder room serves guests. Downstairs, 9' ceilings enhance an expansive and highly functional lower level. A large recreation and lounge area is complemented by a custom wet bar with natural stone surfaces and a built-in Fisher &

Paykel dishwasher. A dedicated theatre, glass enclosed office, fitness room, 2 additional bedrooms, full bathroom, laundry area and extensive storage provide exceptional flexibility for family, guests and work from home needs. Comfort has been thoughtfully addressed with in-floor heat in every bathroom, dual zone heating with separate furnaces for the main and lower levels, air conditioning, 200-amp electrical service and a 75-gallon water heater. The detached garage includes a gas rough-in for a future heater & its own electrical panel. The value is equally compelling. Between the scarcity of suitable lots, demolition and today's construction costs, duplicating a home of this scale and quality in Lake Bonavista at the offered price would be very difficult, before accounting for the considerable time required. Add year round lake privileges and outstanding access to Fish Creek, schools, shopping, dining and major routes, and this becomes a home without a true local comparison. Some photo's are virtually staged.