



GRASSROOTS
REALTY GROUP

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232 Lake Wapta Rise SE
Calgary, Alberta

MLS # A2348897



\$975,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,437 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan		

Inclusions: Garage Remotes -2, Gazebo-Backyard, Laundry Sink & Cabinet - Laundry Area

This 5-bedroom (3 up, 2 down), 3-bathroom bungalow in Calgary's premier lake community, Lake Bonavista, is ready for you to call home. Set on a quiet street, it backs onto green space with no direct rear neighbours and an open treetop view. The west-facing front and east-facing back bring natural light in all day. The fully renovated kitchen features stainless steel appliances and ample storage and counter (granite) space, and it opens to a full-size dining area and living room, creating the perfect space to entertain. The primary bedroom has an upgraded 3pc ensuite, and the two additional bedrooms are across from the upgraded 4pc bathroom. The fully finished basement includes a spacious rec room, two full-sized bedrooms, a 3pc bathroom, and a laundry area. An oversized heated double detached garage and a full unfinished basement (20'6" x 22'7") provide optimal storage and opportunities. Key upgrades include the furnace, hot water tank, electrical panel, sump pump, basement carpet, LVP basement stairs, refinished hardwood floors, interior paint, washer, gas fireplace, bathrooms, and lighting fixtures. With nature right out your back door, this is a dog walker's paradise, surrounded by parks and green spaces, plus baseball fields, basketball courts, and more. The location is just a few blocks from St. Boniface and Lake Bonavista Schools, with easy access to Anderson Road, Macleod Trail, and Deerfoot Trail, making everyday living exceptionally convenient and providing easy citywide access. Fish Creek Provincial Park is just south of the community, and Southcentre Mall, Lake Bonavista Promenade, Avenida, and transit (bus #29) are all nearby. You'll also enjoy lake access and membership to Lake Bonavista's exclusive community amenities, including a private 52-acre lake for year-round recreation such as swimming, paddleboarding, kayaking,

boating, fishing, and skating, plus tennis, volleyball, playgrounds, and community events. This home offers a prime location and lifestyle.