

1120 Lake Wapta Place SE
Calgary, Alberta

MLS # A2304347



\$839,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,215 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Separate Entrance		

Inclusions: Basement Fridge, shed, Shelving in Laundry, Shelving in Garage, Bar Stools in Kitchen, Mirror at the end of the Hallway, Bar against the garage, Storage Bin Against the Garage

Welcome to this exceptional opportunity in the highly sought after community of Lake Bonavista. Situated on a quiet cul-de-sac, this property offers a rare combination of privacy, space & livability on a generously sized, 7,000+ square foot lot in one of Calgary's most established lake communities. This street only has 10 homes total - it's super quiet. You can take comfort in your children going outside to ride their bikes & play safely on a street like this. This beautifully maintained bungalow is move in ready presents a functional layout with bright living spaces designed for everyday comfort & entertaining. The main level features a spacious living & dining area filled with natural light, complemented by a nice sized kitchen with direct access to the backyard & deck, creating a seamless indoor/outdoor connection. The home offers 3 bedrooms on the main level, including a primary suite with its own ensuite, along with additional bedrooms ideal for family living or flexible use as a home office. The lower level expands your living space with a developed basement that includes a large recreation area, additional bedroom options & a convenient separate entrance from the backyard. Generous mudroom as you come in from the garage, this is an ideal entrance space for busy families. 2nd full bathroom in the basement. One of the standout features of this property is the oversized, 25x22 garage, offering ample space for vehicles, storage or a workshop setup. The large lot provides endless possibilities for outdoor enjoyment, gardening or future customization, all within the quiet setting of a cul-de-sac location. This home is also located footsteps from the dog park & green space entrance. This is a long stretch along the east side of the community. Great for sledding in the winter as well! This property reflects the solid construction & established

character typical of Lake Bonavista, a community known for its mature trees, spacious lots & enduring appeal. Lake Bonavista is widely regarded as one of Calgary's premier lake communities, offering year round recreation including swimming, skating, fishing & community events. Residents enjoy access to excellent schools, nearby shopping, transit & quick connections to major roadways, making it an ideal balance of lifestyle & convenience. Opportunities to own in this location, particularly on quiet streets with larger lots, are increasingly rare.