

# \$1,599,000 - 1140 Lake Wapta Way Se, Calgary

MLS® #A2206051

**\$1,599,000**

4 Bedroom, 5.00 Bathroom, 1,856 sqft  
Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

FIRST TIME ON THE MARKET! A chance to own an ESTATE home in Lake Bonavista. This home has been lovingly lived in by 1 family. Stripped to the bones and COMPLETELY RENOVATED for you in all its™s WONDERFULL DETAIL it could NOW BE YOURS TO ENJOY!! Please take note of the BIG BEAUTIFUL NEW TRIPLE PANE WINDOWS! As you enter that HEART WARMING FEELING of a HOME washes over you. This SPACIOUS floor plan is centered around the Heart Beat of every Home...the kitchen. This one is a CHEF's DREAM. Gather around the HUGE ISLAND (with 2 pop up outlets for your various gadgets) as Chef creates the CULINARY MASTERPIECE in high end JENNAIR appliances. These include DOUBLE WALL MOUNT OVENS, 6 BURNER GAS COOKTOP, cabinet fridge and dishwasher, & a European style drawer microwave in the island. DETAILS such as an EXTRA DEEP COUNTER, a POT FILLER (once you've had it), 2 large pull out pantry cabinets, 2 small spice pull outs, even a drawer for recycling & garbage that Chef will APPRECIATE! A large dining area is right beside. Up front is a sitting/reading/conversing area beside the big front windows where your mouth will water in anticipation of the coming FEAST. Just off the kitchen is the mud/laundry room which includes a LAUNDRY STATION (with storage) a BENCH, convenient for kids and much older kids to get



their footwear on. Plus LOADS OF SPACE for our all season outer wear! To the left of the front entry you find a large FAMILY ROOM. The focal point of this space is a beautiful feature wall on either side of the GAS FIREPLACE. Much laughter will emerge from this room as you game, chat & otherwise hangout with family & friends! The main floor is completed with a half bath & a 2nd mudroom also leading to the back deck. Out back you find a LARGE WRAP AROUND DECK looking out onto a large side yard enveloping 2 large evergreens in the corner (the Robins loved it there). On the other side of the home is yet another large side yard that backs on to the paved alley which includes a big gate for your RV or TRAILER! UPSTAIRS the Primary bedroom is large & containsâ€”TWO WALK-IN CLOSETS (you can debate over whose is which). And of course the Ensuite is an OASIS. Twin vanities (the faucets that have pull out sprayers), a deep soaker tub & large shower lay within. Do take note of the HEATED FLOORS (once youâ€™ve had itâ€”). 2 large secondary bedrooms & main bath finish the floor. A LARGE BASEMENT awaits which includes a wet bar complete with dishwasher & small fridge. The HOME THEATRE area is centered around an electric fireplace with built in shelving. There is also a BIG BEDROOM with a HUGE WALK-IN CLOSETâ€”attached to itâ€™s own Ensuite (also with heated floors...sorry if guests stay longer) perfect for your TEENS or PARENTS! Did I mention A/C...200 Amp service! This home truly needs to be seen to fully appreciate. OF NOTE: The landscaping is an open pallet for you due to the unfortunate water restrictions we all faced last summer and fall. Sod was simply not possible.

Built in 1969

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206051    |
| Price          | \$1,599,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 1,856       |
| Acres          | 0.16        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1140 Lake Wapta Way Se |
| Subdivision | Lake Bonavista         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J 2N7                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Side, Other |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data |
| Appliances        | Built-In Refrigerator, Dishwasher, Double Oven, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked  |
| Heating           | High Efficiency, Forced Air, Natural Gas, Electric, Fireplace Insert, Humidity Control, Radiant   |
| Cooling           | Central Air   |

|                 |                                      |
|-----------------|--------------------------------------|
| Fireplace       | Yes                                  |
| # of Fireplaces | 2                                    |
| Fireplaces      | Basement, Electric, Family Room, Gas |
| Has Basement    | Yes                                  |
| Basement        | Finished, Full                       |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |
| HOA Fees       | 368              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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