

# \$949,900 - 14 Chapala Landing Se, Calgary

MLS® #A2118831

**\$949,900**

4 Bedroom, 3.00 Bathroom, 2,194 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

Elegant 4-bedroom family home in the SE lake community of Chaparral. Situated on a peaceful cul-de-sac, this property boasts a beautifully landscaped backyard complete with a spacious deck and a covered pergola, creating an idyllic retreat that backs onto a SEMI-PRIVATE PATHWAY leading to a shared dock and greenspace by the lake. Inside, the residence is equally impressive, featuring hardwood and tile flooring, and an oversized double garage. The main floor welcomes you with a versatile front flex room, ideal for an office or music room, and flows into a generous living room adorned with a cozy three-sided gas fireplace. Adjacent to this, the dining space opens to a stunning kitchen, outfitted with granite countertops, maple cabinetry, and modern stainless steel appliances. The deck, accessible from the dining area, extends your living space outdoors. Upstairs, the home presents four bedrooms, including a luxurious master suite with a renovated ensuite bathroom, boasting heated tile floors, a custom-tiled shower with a heated bench, and a walk-in closet. Adding to the allure, the finished basement provides a large family room with gas fireplace, a rec/games room, and a wet bar, perfect for entertaining. There is an existing rough-in for an additional bathroom & several large windows should the need for adding an extra bedroom arise. The charm of the house extends to the covered front porch, adding a welcoming touch. Located close to top-rated



schools, shops, and restaurants, this home & location is truly special “ and the lifestyle your family has always wanted!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2118831    |
| Price          | \$949,900   |
| Sold Price     | \$920,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,194       |
| Acres          | 0.13        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 14 Chapala Landing Se |
| Subdivision | Chaparral             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X3P8                |

**Amenities**

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | None                                                                                  |
| Parking Spaces | 4                                                                                     |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front |
| Is Waterfront  | Yes                                                                                   |
| Waterfront     | See Remarks, Lake Access, Lake Privileges                                             |

**Interior**

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | None                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                      |
| Fireplaces        | Basement, Gas, Living Room                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                         |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                       |
| Lot Description   | Back Yard, Cul-De-Sac, Lake, Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Other, Waterfront |
| Roof              | Shake                                                                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                                                           |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2024 |
| Date Sold      | May 30th, 2024  |
| Days on Market | 56              |
| Zoning         | R-1             |
| HOA Fees       | 360.22          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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