

# \$1,125,000 - 54 Chapala Crescent Se, Calgary

MLS® #A2121878

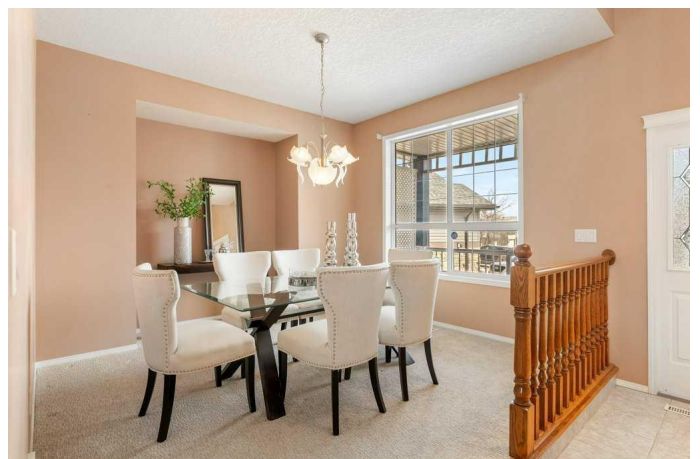
**\$1,125,000**

3 Bedroom, 3.00 Bathroom, 2,171 sqft

Residential on 0.19 Acres

Chaparral, Calgary, Alberta

Welcome to your lakeside retreat at this stunning 2 storey home, perfectly nestled next to Lake Chaparral and the Park. Boasting a semi-private dock and beach area shared with just 5 other homes, this gem is the first home along the shared pathway, and sits on a large pie-shaped lot. Prepare to be captivated by the beautiful views of the lake, visible from the entire rear of the house. Step inside to be greeted by soaring vaulted ceilings and an abundance of natural light flooding the main floor. Entertain in style with a formal dining room, and spacious living area with a 3-sided fireplace. The heart of the home is the expansive kitchen, complete with a massive island, two built-in ovens, large walk-through pantry connected to the mudroom, and double sinks overlooking the picturesque lake. Adjacent is another dining area and a fully enclosed sunroom, perfect for enjoying the views year-round. Summer is just around the corner to enjoy outdoor living at its finest with a large covered back deck with a gas line for effortless BBQs, as well as an additional gas line on the concrete patio. The expansive west-facing yard features thoughtful landscaping, underground sprinklers, and ample space for bonfires and lawn games. Upstairs, a vast bonus room awaits, complete with a gas fireplace for cozy evenings. Open the french doors to the luxurious primary bedroom retreat featuring a 5-piece ensuite with a jetted tub, steam shower, and a huge skylight, plus a spacious walk-in closet. Two



additional bedrooms and a well-appointed 4-piece bath complete the upper level. The unfinished basement offers endless potential with 9' ceilings, two egress windows, and roughed-in plumbing, ready to be transformed into your dream space. Recent updates include new shingles and siding, new carpet & laminate flooring upstairs, new hot water tank, new dishwasher, and newer furnace. This home is perfectly situated in this wonderful family neighbourhood; it is also steps away from an elementary school, the community centre, playgrounds, tennis courts, and walking trails. Don't miss this rare opportunity to experience lakeside living, and enjoy a home that has been cherished by the current owners & family for over 22 years. Your new dream home and endless family memories await!

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2121878    |
| Price          | \$1,125,000 |
| Sold Price     | \$1,090,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,171       |
| Acres          | 0.19        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|         |                        |
|---------|------------------------|
| Address | 54 Chapala Crescent Se |
|---------|------------------------|

|             |           |
|-------------|-----------|
| Subdivision | Chaparral |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2X 3M4   |

## Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Fitness Center, Game Court Interior, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4                                                                                                                                                                        |
| Parking        | Double Garage Attached, Driveway, Front Drive, Insulated                                                                                                                 |
| Waterfront     | Beach Access, Lake Access, Lake Privileges                                                                                                                               |

## Interior

|                   |                                                                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings                                                                                                                                          |
| Heating           | Forced Air                                                                                                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                           |
| Fireplaces        | Family Room, Gas, Living Room                                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                            |

## Exterior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Barbecue, BBQ gas line, Dock, Garden, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Fruit Trees/Shrub(s), Lake, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Underground Sprinklers, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                                   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 16th, 2024  
Date Sold                        May 9th, 2024  
Days on Market                23  
Zoning                            R-1  
HOA Fees                        360.22  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

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