

\$979,000 - 11 Chapala Terrace Se, Calgary

MLS® #A2122029

\$979,000

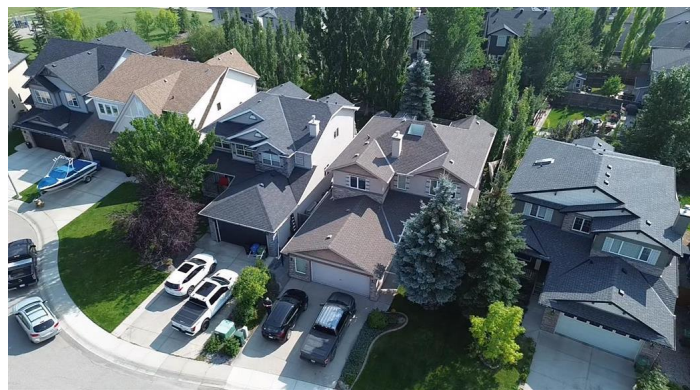
4 Bedroom, 4.00 Bathroom, 2,400 sqft

Residential on 0.14 Acres

Chaparral, Calgary, Alberta

South Backyard leading to Semi-Private Lake Access, just in time for lake activities including, swimming, fishing, paddle boarding, or just taking in the lake vibes on your own semi-private beach and dock. Embark on a journey to the heart of Lake Chaparral, where an exclusive cul-de-sac offering with neighbouring Lake Homes on a quiet street, tranquility is waiting. This 4 Bedroom Up plus Den property provides an unparalleled lifestyle with its semi-private lake access, making it a sanctuary for both family growth and entertaining. Total Living Space closer to 3200SF including finished basement area. 3 Large Bedrooms up and plus one more good sized Bedroom up, for a total of 4 Bedrooms up. As you step through the door of this well-appointed home, starting with a formal dining room that promises unforgettable moments of togetherness. The floor plan flows into a private den, a serene oasis perfect for work or relaxation, encapsulating the essence of Home.

The centrepiece of this home is undoubtedly the modern kitchen, boasting a sprawling island that becomes the gathering spot for loved ones, crowned with granite countertops for an added touch of elegance. Equipped with state-of-the-art stainless-steel appliances and a spacious corner pantry, it caters flawlessly to your culinary adventures. Adjacent to it, the living room offers a haven of comfort, anchored by a stone fireplace that sets the scene for cozy evenings and heartfelt



conversations.

Natural light floods in through the large south-facing windows, illuminating the well maintained backyard where a spacious deck beckons for outdoor dining or relaxing amidst the backdrop of fully treed neighbours yards, a large lawn—a great play area for the young and pets alike. A private pathway leads to the cherished semi-private lake access, shared with only a select few, enhancing the exclusivity of this residence.

The entertainment possibilities extend into the basement, tailored for comfort, entertainment and relaxation. It features a versatile games area and a media space designed for ultimate movie nights, complemented by a subtle bar area that promises evenings filled with laughter and companionship. A flex room adds to the versatility, ready to transform into a home gym or flex space to suit your lifestyle needs.

Car enthusiasts and woodworking enthusiasts will marvel at the expansive 2.5 car garage, a 23x27 masterpiece of space and functionality, embodying the home's commitment to quality and versatility.

Situated mere minutes from all amenities, with Fish Creek and Blue Devil Golf Club just a stone's throw away, and convenient access to Stoney Trail and McLeod South, this home is not just a residence but a gateway to a lifestyle of recreation, and family growth. This Lake Chaparral home is an invitation to a life of lake access, entertainment, and serene living awaiting you. Grab this opportunity to make this extraordinary residence your families forever home.

Built in 2004

Essential Information

MLS® #	A2122029
Price	\$979,000

Sold Price	\$965,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,400
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 Chapala Terrace Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3V8

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brick Facing, Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Underground Sprinklers, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	June 19th, 2024
Days on Market	69
Zoning	R-1
HOA Fees	360.22
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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