

\$2,050,000 - 86 Chapala Crescent Se, Calgary

MLS® #A2124308

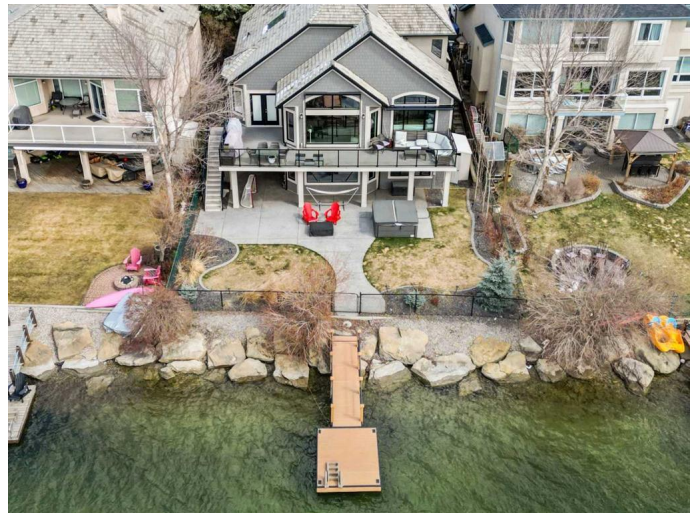
\$2,050,000

5 Bedroom, 4.00 Bathroom, 2,960 sqft

Residential on 0.19 Acres

Chaparral, Calgary, Alberta

SPEND EVERY DAY AT THE LAKE. This home is beautiful, but the first thing you will see when you walk through the door is the stunning backdrop of lakefront. It pulls you like a magnet, such a special opportunity to own waterfront property in Calgary. The back yard enjoys a West exposure so evenings will be spent watching sunsets, maybe beside a campfire watching the fish jump. This family oriented 2 storey is actually hiding a bungalow inside - the primary bedroom and everything you need for a life long dream home is in reach on the main level. Even Air Conditioning. Enter to an open concept great room with adjoining office. The gourmet kitchen has been extensively renovated and features the highest end stainless steel appliances - Subzero Fridge, Wolf Gas Stove, Wolf Wall Oven, Wolf Microwave. Stone countertops and white cabinets give the kitchen a fresh modern feel. The kitchen island is ideal for hosting parties and is even equipped with a wine fridge. The main floor living room offers the warmth of a gas fireplace and is framed by picture windows overlooking the lake. The primary bedroom also shares a view of the water and offers a private retreat, outfitted with a spectacular ensuite and custom walk in closet and enormous steam shower. Upstairs is a haven for the kids - 2 bedrooms with a shared Jack and Jill bathroom, and a bonus room hideaway to kick back with friends. The basement walks out to the back yard and features an additional 2



bedrooms with a third full bathroom. The main rec space comes with a pool table, wet bar, fireplace and sweeping views of the lake. A theatre room finishes out the space. All together the home offers 5 bedrooms, and 3.5 baths with over 4600 sq ft of developed space. The triple attached garage has an epoxy floor and new garage doors. The exterior has been updated on the front and back with composite shaker siding. The highlight is the back yard with the expansive upper deck featuring glass railings and high end awnings so you can enjoy the outdoors and still escape the sun if you want. The hot tub is a great place to relax or warm up after a winter skate. Be sure to wander out onto the dock - imagine a swim, or fishing in the evening. Curb appeal - the front and back have been upgraded from stucco to composite siding, and gem stone lights add a dazzle of personality - you can operate the lights in any color. Really an outstanding property with a smart floor plan. You want to live on the lake.

Built in 1998

Essential Information

MLS® #	A2124308
Price	\$2,050,000
Sold Price	\$1,950,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,960
Acres	0.19
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Chapala Crescent Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3M4

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Recreation Facilities
Parking Spaces	5
Parking	Aggregate, Garage Faces Side, Oversized, Triple Garage Attached
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

Interior

Interior Features	Beamed Ceilings, Bookcases, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer, Window Coverings
Heating	Central, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Stone, Three-Sided
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Balcony, Dock, Fire Pit, Storage
Lot Description	Back Yard, Lake, Lawn, No Neighbours Behind, Landscaped, Waterfront
Roof	Shake
Construction	Composite Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	June 19th, 2024

Days on Market	62
Zoning	R-1
HOA Fees	553.00
HOA Fees Freq.	ANN

Listing Details

Listing Office MaxWell Canyon Creek

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