

# \$675,000 - 83 Chapala Way Se, Calgary

MLS® #A2135928

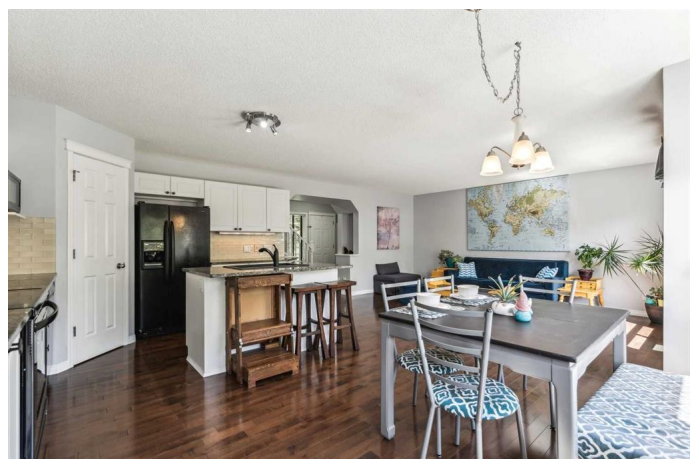
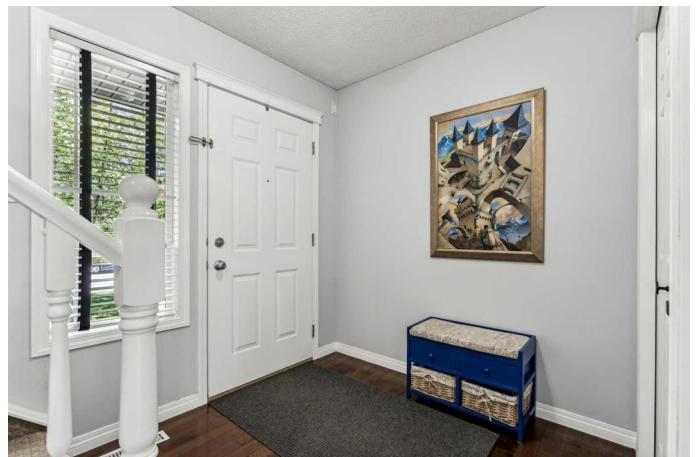
**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,735 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

Great opportunity to live in the prestigious Lake Chaparral community and enjoy everything that lake living offers – swimming, boating, fishing, SUP boarding, tennis & pickleball courts, picnics, ice skating and more! This wonderful two storey home was a former Shane show home and features an open great room style floor plan. The white kitchen boasts tons of counter space, an island with breakfast bar, granite counters, subway tile backsplash and newer stove. There is lots of storage with much more cabinetry than usual, a spacious corner pantry and a computer/desk area. The main level also has a laundry room and two-piece bathroom and boasts hardwood flooring throughout. The upper level has a bright bonus room with a corner fireplace, a good-sized primary bedroom (hardwood flooring), a 4-piece ensuite and walk in closet. Two more bedrooms and the main 4-piece bathroom compete the upper level. Is there a musician in your family? Then you will love the sound proofed den/hobby room in the basement. It also offers a large closet for extra storage. The good sized recreation/games room completes the lower level. The double attached garage has extra shelving/storage and the long driveway provides plenty of parking. Great curb appeal with newer siding, eavestrough, and hail resistant roof (2023). When you are not at the lake, you can relax on the huge deck (spans the back of the house) in the south facing back yard (5200 sq ft). There are garden boxes, raspberries &



strawberries and a oversized shed on the west side of the house. Quick access to 194 Avenue and Stoney Trail. Call your favorite Realtor to view today or come to the Open House Saturday, June 1st from 2:00 pm to 4:00 pm.

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2135928    |
| Price          | \$675,000   |
| Sold Price     | \$685,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,735       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 83 Chapala Way Se |
| Subdivision | Chaparral         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 3S6           |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Park, Parking, Picnic Area, Playground, Racquet Courts |
| Parking Spaces | 6                                                                                        |
| Parking        | Double Garage Attached, Garage Door Opener, See Remarks                                  |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                          |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                                                                                   |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                   |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                      |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt                                                                                   |
| Construction      | Stone, Vinyl Siding                                                                       |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 30th, 2024  |
| Date Sold      | June 14th, 2024 |
| Days on Market | 15              |
| Zoning         | R-1             |
| HOA Fees       | 371.64          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Optimum Realty Group |
|----------------|----------------------|

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