

\$2,495,000 - 371 Chapala Point Se, Calgary

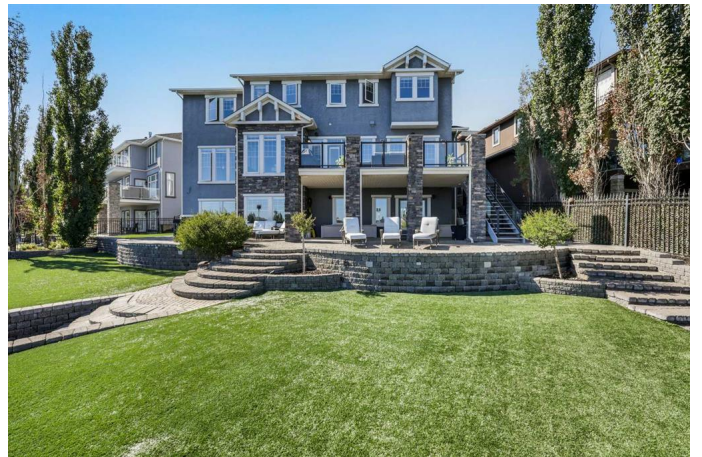
MLS® #A2164812

\$2,495,000

5 Bedroom, 4.00 Bathroom, 4,024 sqft
Residential on 0.23 Acres

Chaparral, Calgary, Alberta

Dream LAKE LIFE living in the exclusive waterfront home on one the largest pie lots with 120 of sprawling lake frontage! Homes on these bays rarely come up for sale and offer a unique opportunity to feel like you're on vacation every day at home in the City. This executive property was designed for the large active family with 5 bedrooms, 4 bathrooms, theatre room, gym & over 5600 sq ft of living space. As you enter the home you are greeted by the gleaming hardwood floors, tons of natural light, and breathtaking lake views from every window! Large living room with feature stone faced fireplace with custom built in cabinetry. Massive Chef's Dream kitchen with tons of espresso-stained maple cabinetry, granite counters, high-end stainless-steel appliances with Thermador gas range and double wall ovens, tile backsplash and huge island overlooking the eating nook. Off the kitchen is the formal dining room, walk-in pantry, and mudroom out to the garage with storage lockers and closet. A main floor office space and 2-piece bathroom complete this grand main floor. Head upstairs to the stunning owner's suite with a fully renovated spa-like ensuite bathroom with heated tile flooring, "his and her" separate vanities with make-up counter, 10mm walk-in glass shower, walk-in closet, and freestanding tub overlooking the lake. Spacious 2nd, 3rd, and 4th bedrooms with walk-in closets & another full 5-piece bathroom with double sinks for the kids! Cozy bonus room with vaulted ceilings



and stone-faced gas fireplace great for kids playroom or family game night. Convenient upper laundry room with sink, counters & built in storage complete this family friendly upper floor. Fully finished walk-out basement that is an entertainer's dream! Large family room with stone faced fireplace wall, rec area & large wet bar with granite counters and fridge and dishwasher. Spacious 5th bedroom and another full 4-piece bathroom, great guest area or for extended family. Theatre room with two row seating, surround sound, projector, & huge screen. Full gym as well with cork flooring and garden door out the backyard lake oasis! Comprehensive interlocking brick retaining walls & patios with fire pit area, hot tub area, and tons of space to lounge & soak up the summer sun. Low maintenance landscaping throughout with artificial turf and stunning private sand beach and your own dock! Awesome triple tandem/quad garage that is fully finished & in-floor heated with a workshop & tons of built-in storage with high ceilings. This home is loaded with upgrades such as speakers throughout, home automation system, dual central A/C units, 7 zone hydronic in-floor heating, and Indirect Hot Water Heater/Boiler combo so you never run out of hot water! Hockey families rejoice, the owners build a massive outdoor rink in the winter with built in floodlights! All on a quiet cul-de-sac in a mature neighborhood & one of the most private lots in a tranquil location. This home is a must see and awaiting its new family to enjoy!

Built in 2007

Essential Information

MLS® #	A2164812
Price	\$2,495,000
Sold Price	\$2,440,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,024
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	371 Chapala Point Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0A2

Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Recreation Facilities
Parking Spaces	7
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Oversized, Tandem, Triple Garage Attached, Workshop in Garage, Quad or More Attached
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake Access, Lake Front, Lake Privileges, Waterfront

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Mantle, Brick Facing, Family Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard, Dock
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Yard Lights, Views, Beach, Lake, Open Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 2nd, 2024
Days on Market	13
Zoning	R-1
HOA Fees	569.70
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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