



THE
A-TEAM

**RE/MAX
FIRST**

14 CHAPALA Landing, Calgary T2X3P8

MLS® #: **A2118831**

Area: **Chaparral**

Listing Date: **04/04/24**

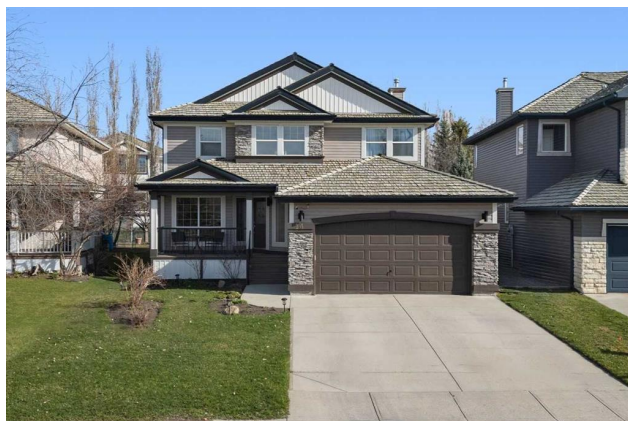
List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**
Lot Information
Lot Sz Ar: **5,801 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,194**
Low Sqft:
Ttl Sqft: **2,194**

DOM

46
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lake,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Other,Waterfront**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`9"
Dining Room	Main	13`0" x 8`2"
Laundry	Main	10`9" x 7`6"
4pc Bathroom	Upper	7`7" x 5`1"
Bedroom	Upper	12`0" x 9`3"
Bedroom	Upper	11`2" x 10`5"
Game Room	Lower	32`0" x 24`4"

Room	Level	Dimensions
Den	Main	12`2" x 11`11"
Kitchen	Main	23`7" x 15`2"
Living Room	Main	17`11" x 14`11"
4pc Ensuite bath	Upper	15`8" x 11`11"
Bedroom	Upper	14`3" x 11`2"
Bedroom - Primary	Upper	14`6" x 12`0"
Furnace/Utility Room	Lower	13`0" x 10`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

9913303

Remarks

Pub Rmks:

Elegant 4-bedroom family home in the SE lake community of Chaparral. Situated on a peaceful cul-de-sac, this property boasts a beautifully landscaped backyard complete with a spacious deck and a covered pergola, creating an idyllic retreat that backs on to a SEMI-PRIVATE PATHWAY leading to a shared dock and greenspace by the lake. Inside, the residence is equally impressive, featuring hardwood and tile flooring, and an oversized double garage. The main floor welcomes you with a versatile front flex room, ideal for an office or music room, and flows into a generous living room adorned with a cozy three-sided gas fireplace. Adjacent to this, the dining space opens to a stunning kitchen, outfitted with granite countertops, maple cabinetry, and modern stainless steel appliances. The deck, accessible from the dining area, extends your living space outdoors. Upstairs, the home presents four bedrooms, including a luxurious master suite with a renovated ensuite bathroom, boasting heated tile floors, a custom-tiled shower with a heated bench, and a walk-in closet. Adding to the allure, the finished basement provides a large family room with gas fireplace, a rec/games room, and a wet bar, perfect for entertaining. The charm extends to the covered front porch, adding a welcoming touch. Located close to top-rated schools, shops, and restaurants, this home & location is truly special - and the lifestyle your family has always wanted!

Inclusions:
Property Listed By:

Security System Hardware
RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

