



THE
A-TEAM

**RE/MAX
FIRST**

11 CHAPALA Terrace, Calgary T2X3V8

MLS® #: **A2122029**

Area: **Chaparral**

Listing Date: **04/11/24**

List Price: **\$979,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **6,167 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,400**
Low Sqft:
Ttl Sqft: **2,400**

DOM

38
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Underground Sprinklers,See Remarks,Treed
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`8" x 18`6"
Dining Room	Main	10`3" x 14`10"
Laundry	Main	8`0" x 7`1"
Bedroom - Primary	Second	19`5" x 12`1"
Bedroom	Second	13`6" x 11`6"
Bedroom	Second	9`2" x 10`6"

Room	Level	Dimensions
Living Room	Main	14`2" x 18`7"
Den	Main	13`6" x 8`11"
2pc Bathroom	Main	4`7" x 4`8"
5pc Ensuite bath	Second	14`2" x 9`7"
Bedroom	Second	13`0" x 11`10"
4pc Bathroom	Second	9`11" x 4`11"

Family Room 3pc Bathroom	Basement Basement	15`4" x 18`0" 4`7" x 4`11"	Game Room Den Legal/Tax/Financial	Basement Basement	18`6" x 13`2" 11`6" x 12`5"
Title: Fee Simple		Zoning: R-1			
Legal Desc:		0410070		Remarks	
Pub Rmks:		<p>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.</p>			
Inclusions:		None			
Property Listed By:		eXp Realty			

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











