



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**86 CHAPALA Crescent, Calgary T2X 3M4**

MLS® #: **A2124308**

Area: **Chaparral**

Listing Date: **04/18/24**

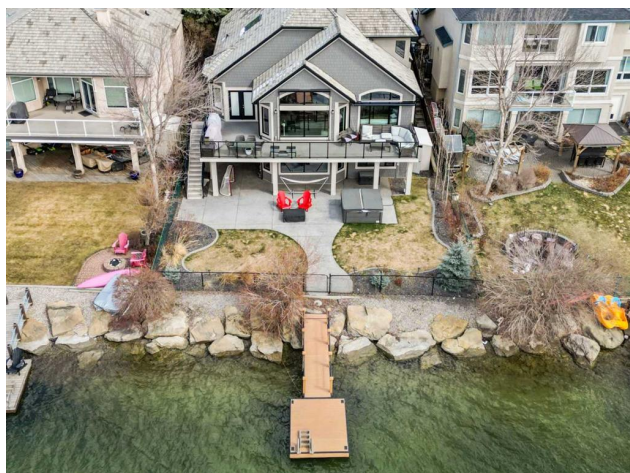
List Price: **\$2,050,000**

Status: **Active**

County: **Calgary**

Change: **-\$150k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **8,105 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,959**  
Low Sqft:  
Ttl Sqft: **2,959**

DOM

**31**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lake,Lawn,No Neighbours Behind,Landscaped,Waterfront**  
Park Feat: **Aggregate,Garage Faces Side,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Shake**  
Heating: **Central,In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Awning(s),Balcony,Dock,Fire Pit,Storage**

Construction: **Composite Siding,Stone,Stucco**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Washer/Dryer,Window Coverings**  
Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 17`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 12`10"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>12`9" x 11`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>18`10" x 12`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`1" x 5`0"</b>
<b>Den</b>	<b>Main</b>	<b>13`3" x 11`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`5" x 8`9"</b>

2pc Bathroom	Main	5`6" x 5`4"	Bonus Room	Second	15`4" x 10`11"
Bedroom	Second	12`9" x 9`11"	Walk-In Closet	Second	5`1" x 3`9"
Bedroom	Second	12`6" x 11`5"	Walk-In Closet	Second	4`11" x 4`4"
5pc Ensuite bath	Second	10`5" x 8`11"	Family Room	Basement	19`4" x 17`2"
Game Room	Basement	24`4" x 21`2"	Media Room	Basement	15`10" x 14`5"
Bedroom	Basement	12`3" x 12`0"	Walk-In Closet	Basement	6`9" x 4`11"
Bedroom	Basement	12`4" x 10`5"	Walk-In Closet	Basement	6`0" x 4`7"
5pc Bathroom	Basement	12`6" x 10`6"	Furnace/Utility Room	Basement	15`10" x 14`1"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**

Legal Desc: **9712487**

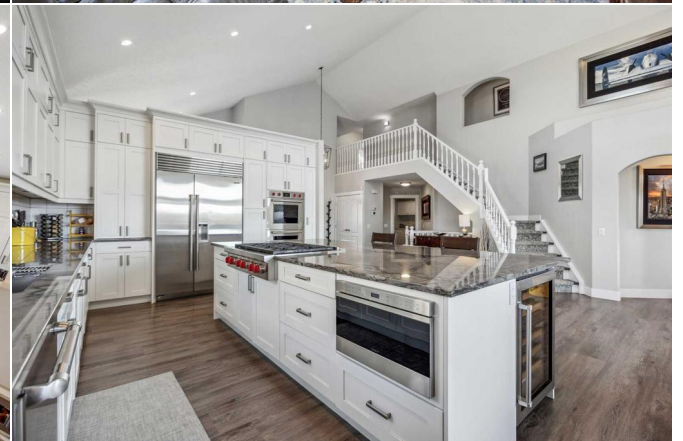
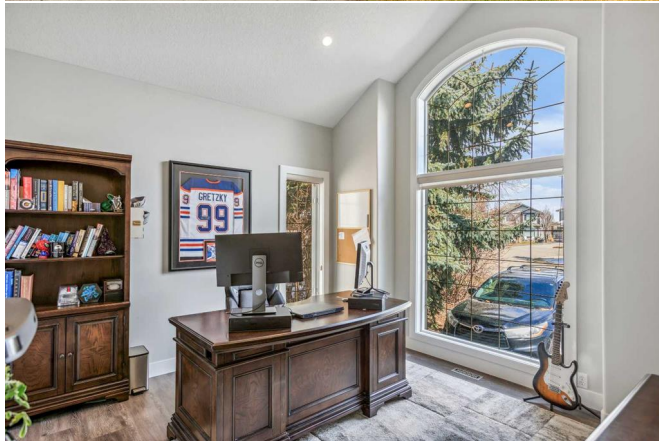
Remarks

Pub Rmks: **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.**

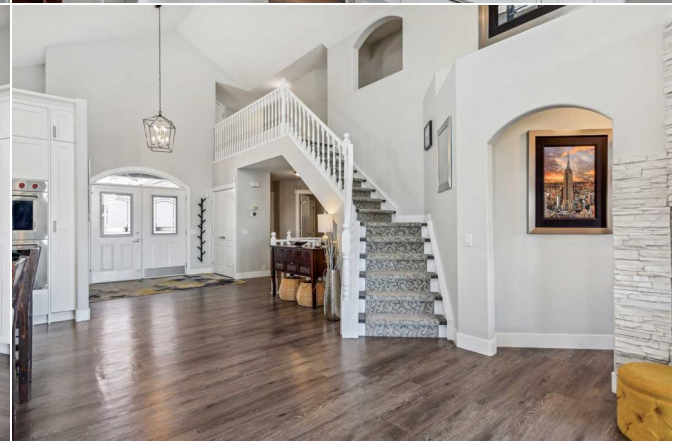
Inclusions: **Hot Tub, Pool Table, Mini Fridge, Downdraft Range Fan**  
Property Listed By: **MaxWell Canyon Creek**

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

























**86 CHAPALA CRESCENT SE**  
SIX-BEDROOM, 2.5-BATH, 2-CARPORT, 188  
MAIN LEVEL (AGI) - 2034.41 Sq Ft / 189.00 m<sup>2</sup>  
UPPER LEVEL (AGI) - 925.37 Sq Ft / 85.98 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2959.88 Sq Ft / 274.95 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 1987.38 Sq Ft / 184.90 m<sup>2</sup>  
BELOW GRADE EXCLUDED AREA (BG) - 344.03 Sq Ft / 31.96 m<sup>2</sup>  
TOTAL AGRI AREA - 4947.07 Sq Ft / 461.82 m<sup>2</sup>

