



THE
A-TEAM

**RE/MAX
FIRST**

145 CHAPALA Point, Calgary T2X 0B3

MLS® #: **A2125529**

Area: **Chaparral**

Listing Date: **04/26/24**

List Price: **\$2,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**
Lot Information
Lot Sz Ar: **8,137 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,036**
Low Sqft:
Ttl Sqft: **4,036**

DOM

23
Layout
Beds: **6 (4 2)**
Baths: **5.5 (4 3)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Lake,Landscaped,Many Trees,Yard Lights,See Remarks
Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,In Floor,Forced Air,Hot
Water,Natural Gas**

Sewer:
Ext Feat: **Built-in Barbecue,Dog Run,Fire
Pit,Lighting,Misting System,Private
Entrance,Private Yard**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dryer,Garage Control(s),Range Hood,Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open
Floorplan,Pantry,Quartz Counters,See Remarks,Skylight(s),Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Room Information

Room	Level	Dimensions
Foyer	Main	13`0" x 5`4"
Kitchen	Main	20`2" x 12`0"
Living Room	Main	16`4" x 15`0"
5pc Ensuite bath	Main	11`6" x 11`2"
Mud Room	Main	17`8" x 5`0"
Family Room	Upper	16`2" x 16`0"

Room	Level	Dimensions
Office	Main	13`10" x 12`0"
Dining Room	Main	14`0" x 10`6"
Bedroom - Primary	Main	16`4" x 14`2"
Laundry	Main	8`0" x 7`0"
2pc Bathroom	Main	6`8" x 5`8"
Bedroom	Upper	13`2" x 12`2"

Bedroom
Bedroom
2pc Bathroom
Media Room
Bedroom
Bedroom
2pc Bathroom

Upper
Upper
Upper
Basement
Basement
Basement
Basement

14`0" x 13`2"
16`2" x 11`8"
6`2" x 5`0"
17`8" x 13`2"
16`2" x 11`10"
13`4" x 12`4"
5`6" x 5`0"

4pc Bathroom
Other
Game Room
Other
3pc Ensuite bath
3pc Ensuite bath
Furnace/Utility Room

Upper
Upper
Basement
Basement
Basement
Basement
Basement

12`4" x 5`0"
30`6" x 15`6"
22`4" x 18`0"
9`4" x 7`8"
9`6" x 5`0"
9`6" x 5`0"
20`4" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0614146

Remarks

Pub Rmks:

6 BEDROOMS | 7 BATHROOMS | OVERSIZED TRIPLE ATTACHED GARAGE | OVER 5,900 SQFT OF LIVING SPACE | WALKOUT BASEMENT | LAKE ACCESS | Indulge in the ultimate luxury living experience within the tranquil confines of Chaparral Lake. Crafted with precision and meticulous attention to detail, this gorgeous home exemplifies opulence and comfort. Stepping into the home, you'll be awed by the expansive 10-foot ceilings that grace the main level, accentuated by bespoke walnut built-ins throughout. The home's 5 zone in-floor radiant heating, paired with a forced air system, provides an unparalleled level of warmth and comfort in every corner. Boasting 6 bedrooms and 7 bathrooms, this residence caters to the most discerning of families. The main floor effortlessly flows into an open-concept layout, adorned with wall-to-wall windows that create an idyllic setting for memorable gatherings. The living room, a pinnacle of elegance, features a striking walnut accent wall and a floor-to-ceiling stone gas fireplace. The chef's kitchen, a testament to culinary excellence, is outfitted with a spacious island, granite countertops, top-of-the-line appliances, 6 burner gas range, and a convenient pot filler, seamlessly transitioning into a serving area that is complemented by a wine fridge, making it the ideal space for hosting intimate soirées. Step outside to a spacious partially covered outdoor patio, an extension of the living space. With a built-in BBQ, wood-burning fireplace, and an overhead heater, this outdoor oasis offers the perfect ambience for year-round entertainment and relaxation. The main floor's master retreat serves as a sanctuary of tranquility, complete with a 5-piece ensuite washroom, rejuvenating soaker tub, steam shower and an expansive walk-in closet. The upper floor features 9' ceilings, two bedrooms, each offering access to secret rooms, along with a generously sized gym and TV room boasting vaulted ceilings. Additionally, a unique man cave/party room awaits behind a bookcase, complete with vaulted ceilings, custom builtins, a convenient wet bar with fridge and dishwasher, surround sound, and a ventilation system. The man cave also has a separate entrance from the garage. The walkout basement is an entertainer's haven, featuring a generously sized recreation room, a wet bar, and a large seating area, and a stunning theatre room equipped with a 110-inch projector screen. The basement also includes two additional bedrooms both with 3-piece ensuite bathrooms and walk-in closets. Enjoy the fully fenced, meticulously landscaped backyard, adorned with outdoor speakers and lighting, further enhancing the allure of your shared dock with lake access—a coveted privilege exclusive to a mere 14 homes. This residence isn't merely a dwelling; it's an embodiment of a luxurious lifestyle. Embark on a journey of unparalleled opulence and refinement—schedule your viewing today and be prepared to be captivated by the unrivaled splendor of this remarkable residence.

Inclusions:

3x Bar Fridge, 2x Dishwasher, 2x Microwave, Refrigerator in Man Cave, Built-In Steam Oven, Outdoor Built-In Barbecue, All TV Wall Mounts throughout House, Projector Screen in Basement, Alarm System & Hardware

Property Listed By:

RE/MAX First

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











