



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 CHAPALA Drive, Calgary T2X 2P8**

MLS®#: **A2143865**      Area: **Chaparral**      Listing Date: **06/24/24**      List Price: **\$749,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **5,285 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard, Landscaped, Rectangular Lot**  
 Park Feat: **Double Garage Attached, Driveway, Garage Faces Front**

Finished Floor Area  
 Abv Sqft: **2,088**  
 Low Sqft:  
 Ttl Sqft: **2,088**

DOM

**6**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Bar, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`7" x 12`4"	Living Room	Main	16`0" x 13`10"
Kitchen	Main	12`9" x 13`5"	Dining Room	Main	12`11" x 9`8"
2pc Bathroom	Main	5`2" x 4`9"	Laundry	Main	8`10" x 7`2"
Bonus Room	Upper	18`10" x 13`5"	Bedroom	Upper	9`0" x 12`6"
Bedroom	Upper	13`8" x 9`5"	Bedroom - Primary	Upper	12`11" x 14`1"
5pc Ensuite bath	Upper	12`10" x 12`5"	4pc Bathroom	Upper	8`0" x 5`0"
Storage	Basement	15`4" x 13`10"	Game Room	Basement	18`11" x 28`10"

<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 12`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`6" x 5`4"</b>
			Legal/Tax/Financial		

Title:	Zoning:				
<b>Fee Simple</b>	<b>R-1</b>				
Legal Desc:	<b>0113604</b>	Remarks			

Pub Rmks: **Welcome to your future home in the heart of Lake Chaparral, a vibrant and established lake community! This well maintained home has everything a family needs, with plenty of space inside and out. The yard is generously sized, perfect for playtime, gardening, or just relaxing. The home itself is ready for you to move right in! This former show home showcases pride of ownership from top to bottom. With a total of 2,088 sq. ft. spread across two levels, plus a fully finished basement, there's ample room for everyone. The design is modern and inviting, featuring an open concept layout with a main floor office with a bright window and french doors. The main floor boasts beautiful hardwood flooring throughout, and high ceilings. The kitchen is a cook's dream, complete with granite countertops, a large island with a breakfast bar, and plenty of space for family meals in the spacious eating area. Adjacent is the family room with beautiful brick-faced fireplace flanked by built-ins. Step outside to the west-facing backyard, which is not only fenced for privacy but also beautifully landscaped. Enjoy evenings under the gazebo, or let the kids run around in the safe and secure space. The main floor is completed by a 2-pc bath and convenient main floor laundry room with additional storage. Upstairs, you'll find a huge bonus room with a vaulted ceiling and laminate flooring, perfect for family movie nights or a play area. The primary bedroom is a true retreat with a luxurious 5-piece ensuite bathroom, including two sinks and a relaxing soaker tub. 2 additional spacious bedrooms and a central 4-pc bathroom complete this level. Downstairs, the basement is impressively developed, providing even more living space for a growing family. And to top it all off, the home includes air conditioning to keep you comfortable year-round. Living in Lake Chaparral means you'll have access to a four-season lake community with endless activities for the whole family. From fishing and swimming in the summer to skating and indoor programs in the winter, there's always something fun to do. Residents enjoy exclusive park access, and you can invite guests to join in the fun too. With tennis courts, picnic areas, and more, you'll love the active and engaging lifestyle that Lake Chaparral offers all year round. Come see this beautiful home and experience the wonderful community for yourself!**

Inclusions: **Wardrobe in basement bedroom**  
 Property Listed By: **Royal LePage Benchmark**

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













