



THE
A-TEAM

**RE/MAX
FIRST**

371 CHAPALA Point, Calgary T2X 0A2

MLS®#: **A2164812** Area: **Chaparral** Listing **09/19/24** List Price: **\$2,495,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2007** Abv Sqft: **4,023**
 Lot Sz Ar: **10,236 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **4,023**

DOM

9
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Beach,Close to Clubhouse,Cul-De-Sac,Lake,Lawn,Low Maintenance
 Landscape,No Neighbours Behind,Landscaped,Yard Lights,Open Lot,Pie Shaped Lot,Views
 Concrete Driveway,Front Drive,Garage Door Opener,Heated Garage,Oversized,Quad or More
 Attached,Tandem,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Dock,Lighting,Private Entrance,Private
 Yard**

Construction:
Composite Siding,Stone,Stucco,Wood Siding
 Flooring:
Carpet,Cork,Hardwood,Tile
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Walk-In
 Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	23`4" x 16`8"	Kitchen	Main	21`6" x 15`7"
Dining Room	Main	15`0" x 14`11"	Breakfast Nook	Main	12`9" x 10`11"
Pantry	Main	12`11" x 6`4"	Foyer	Main	13`3" x 6`7"
Office	Main	12`7" x 11`8"	Mud Room	Main	9`11" x 6`0"
2pc Bathroom	Main	5`2" x 4`11"	Bonus Room	Second	19`5" x 16`9"
Bedroom - Primary	Second	16`6" x 15`7"	Walk-In Closet	Second	11`1" x 5`2"
5pc Ensuite bath	Second	23`2" x 8`10"	Bedroom	Second	14`4" x 11`11"
Bedroom	Second	14`11" x 12`10"	Walk-In Closet	Second	6`5" x 4`5"

Bedroom	Second	13`9" x 12`2"	Walk-In Closet	Second	6`1" x 4`4"
Laundry	Second	10`5" x 8`0"	5pc Bathroom	Second	11`8" x 8`11"
Family Room	Basement	16`7" x 15`1"	Game Room	Basement	24`7" x 12`1"
Bedroom	Basement	12`6" x 11`1"	Walk-In Closet	Basement	8`2" x 5`5"
Kitchenette	Basement	11`4" x 9`4"	Exercise Room	Basement	16`10" x 11`4"
3pc Bathroom	Basement	9`1" x 5`4"	Media Room	Basement	16`2" x 11`5"
Furnace/Utility Room	Basement	11`6" x 9`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **0610272**

Remarks

Pub Rmks: **Dream LAKE LIFE living in the exclusive waterfront home on one the largest pie lots with 120 of sprawling lake frontage! Homes on these bays rarely come up for sale and offer a unique opportunity to feel like you're on vacation every day at home in the City. This executive property was designed for the large active family with 5 bedrooms, 4 bathrooms, theatre room, gym & over 5600 sq ft of living space. As you enter the home you are greeted by the gleaming hardwood floors, tons of natural light, and breathtaking lake views from every window! Large living room with feature stone faced fireplace with custom built in cabinetry. Massive Chef's Dream kitchen with tons of espresso-stained maple cabinetry, granite counters, high-end stainless-steel appliances with Thermador gas range and double wall ovens, tile backsplash and huge island overlooking the eating nook. Off the kitchen is the formal dining room, walk-in pantry, and mudroom out to the garage with storage lockers and closet. A main floor office space and 2-piece bathroom complete this grand main floor. Head upstairs to the stunning owner's suite with a fully renovated spa-like ensuite bathroom with heated tile flooring, "his and her" separate vanities with make-up counter, 10mm walk-in glass shower, walk-in closet, and freestanding tub overlooking the lake. Spacious 2nd, 3rd, and 4th bedrooms with walk-in closets & another full 5-piece bathroom with double sinks for the kids! Cozy bonus room with vaulted ceilings and stone-faced gas fireplace great for kids playroom or family game night. Convenient upper laundry room with sink, counters & built in storage complete this family friendly upper floor. Fully finished walk-out basement that is an entertainer's dream! Large family room with stone faced fireplace wall, rec area & large wet bar with granite counters and fridge and dishwasher. Spacious 5th bedroom and another full 4-piece bathroom, great guest area or for extended family. Theatre room with two row seating, surround sound, projector, & huge screen. Full gym as well with cork flooring and garden door out the backyard lake oasis! Comprehensive interlocking brick retaining walls & patios with fire pit area, hot tub area, and tons of space to lounge & soak up the summer sun. Low maintenance landscaping throughout with artificial turf and stunning private sand beach and your own dock! Awesome triple tandem/quad garage that is fully finished & in-floor heated with a workshop & tons of built-in storage with high ceilings. This home is loaded with upgrades such as speakers throughout, home automation system, dual central A/C units, 7 zone hydronic in-floor heating, and Indirect Hot Water Heater/Boiler combo so you never run out of hot water! Hockey families rejoice, the owners build a massive outdoor rink in the winter with built in floodlights! All on a quiet cul-de-sac in a mature neighborhood & one of the most private lots in a tranquil location. This home is a must see and awaiting its new family to enjoy!**

Inclusions: **Projector and Screen in Media Room, Theatre Seating, Built-In Speakers/Home Automation, Outdoor Flood Lights, 2 Central A/C Units, Fridge and Dishwasher in basement**

Property Listed By: **Real Broker**

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











