



THE
A-TEAM

**RE/MAX
FIRST**

48 CHAPALA Square, Calgary T2X 3T7

MLS®#: **A2190639**

Area: **Chaparral**

Listing Date: **01/31/25**

List Price: **\$800,000**

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: **4,574 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Double Garage Attached,Insulated**

DOM

2

Layout

Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Soaking Tub,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`11" x 12`11"	Dining Room	Main	13`11" x 10`11"
Living Room	Main	17`11" x 12`11"	Den	Main	10`2" x 6`8"
Laundry	Main	10`6" x 6`4"	Den	Upper	9`6" x 9`5"
Bedroom - Primary	Upper	13`5" x 13`2"	Bedroom	Upper	9`11" x 9`11"
Bedroom	Upper	10`2" x 9`8"	2pc Bathroom	Main	
5pc Ensuite bath	Upper		4pc Bathroom	Upper	

Game Room

Basement

27` 1" x 32` 5"

2pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0213991

Remarks

Pub Rmks: *****OPEN HOUSE SUNDAY, FEB 2ND 1:00 - 3:00 PM*** Beautiful fully finished home loaded with upgrades with a sunny south-facing backyard and a great location just a 15 minute walk to the lake! The soaring open to above entrance welcomes you inside where ¾' solid maple hardwood floors and an abundance of natural light immediately impress. The windows fold down for easy cleaning and are equipped with electric blinds. Further adding to your convenience is a built-in central vacuum system. Grand cathedral ceilings and 2 oversized windows adorn the living room inviting you to put your feet up and relax in front of the charming triple sided fireplace. The other side of the fireplace provides a warm atmosphere in the dining room, perfect for entertaining. Culinary exploration is encouraged in the beautiful kitchen featuring granite countertops, stainless steel appliances, loads of cabinet space, a walk-in pantry for extra storage and a centre island to casually gather. French doors lead to the main floor den with elegant wainscoting. A handy powder room completes this level. A second den on the upper level includes great built-ins creating a wonderful study space for the kids or a quiet library to curl up with a good book. The primary bedroom is a true owner's sanctuary with a large walk-in closet and a luxurious 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece bathroom. Gather in the massive rec room in the finished basement for movie and games nights. This gigantic space can easily be divided by furniture to create zones for play, hobbies or exercise. A fantastic pub-style bar lets you easily refill drinks and snacks. Another bathroom conveniently completes this level, no need to climb back up the stairs! Spend the warmer months soaking up the south sunshine on the expansive back deck with 220V for a future hot tub. The large, privately fenced yard allows ample play space for kids and pets. Newer roof shingles and a newer furnace add to your peace of mind. All this and an unbeatable location mere minutes to the lake with its many year-round activities, the Gates of Walden with shops, services and restaurants and neighbouring Fish Creek Park and Sikome Lake, you'll have a hard time running out of things to do living here!**

Inclusions: **None**
Property Listed By: **First Place Realty**

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











