

48 Chapala Square SE  
Calgary, Alberta

MLS # A2254971

\$760,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Chaparral              |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 2,093 sq.ft.           | Age:   | 2002 (23 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 2 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.11 Acre              |        |                   |
| Lot Feat: | Back Yard, Private     |        |                   |

|             |                                                                         |            |     |
|-------------|-------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                 | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                         | Condo Fee: | -   |
| Basement:   | Finished, Full                                                          | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                         | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                         | Utilities: | -   |
| Features:   | Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island |            |     |

Inclusions: N/A

Step into a home where every detail has been thoughtfully designed for a life of comfort and luxury. Just a 15-minute stroll from the lake, this fully finished home is a stunning sanctuary in a prime location. As you enter, the soaring, open-to-above entrance fills the space with an abundance of natural light, illuminating the solid maple hardwood floors. High-end features are seamlessly integrated, from windows that fold down for effortless cleaning to electric blinds and a built-in central vacuum system. The living room is a magnificent space with grand cathedral ceilings and a charming triple-sided fireplace that creates a warm, inviting atmosphere for both relaxing and entertaining. The stunning kitchen is a culinary enthusiast's dream, featuring quartz countertops, stainless steel appliances, a walk-in pantry, and a center island for casual gatherings. Upstairs, a second den with built-in bookshelves offers a quiet library or study space. The primary bedroom is a true owner's retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite with a deep soaker tub. Two additional bedrooms and another four-piece bathroom provide ample space for family or guests. The finished basement is an entertainer's paradise, featuring a massive rec room and a pub-style bar. Outside, the south-facing backyard is a sun-drenched oasis, with an expansive deck and a large, fenced yard—a perfect playground for kids and pets. Peace of mind is assured with a newer roof and furnace. With the lake and the vibrant shops of Walden just minutes away, this home is more than a residence. Easy access to schools in the area, restaurants, plus a quick commute out to McLeod or Stoney Tr. It's the perfect place to start your next chapter.