

\$760,000 - 48 Chapala Square Se, Calgary

MLS® #A2216178

\$760,000

3 Bedroom, 4.00 Bathroom, 2,093 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

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, youâ€™ll have a hard time running out of things to do living here!

Built in 2002

Essential Information

MLS® #	A2216178
Price	\$760,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,093
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Chapala Square Se
Subdivision	Chaparral

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3T7

Amenities

Amenities	Clubhouse, Picnic Area, Playground, Park, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Bar, Breakfast Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, Low Flow Plumbing Fixtures, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Garage Control(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Dining Room, Kitchen, Living Room, Three-Sided
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	110
Zoning	R-G
HOA Fees	395
HOA Fees Freq.	ANN

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.