

# \$1,275,000 - 332 Chapala Point Se, Calgary

MLS® #A2213943

**\$1,275,000**

6 Bedroom, 4.00 Bathroom, 2,237 sqft

Residential on 0.14 Acres

Chaparral, Calgary, Alberta

OPEN HOUSE - JULY 27 2-4 PM.

**PRIVATE SHARED DOCK!** Experience a lake lifestyle in this beautiful, fully developed Morrison walk out bungalow with loft family home in the sought-after community of Chaparral! Up to 6 bedroom configuration, 4 bathrooms, 2 dens, exercise room and over 3,700 sq. ft. of living space, this home offers exclusive access to a private shared dock (accessible by a limited number of homes) - perfect for kayaking, paddle-boarding, swimming, fishing or enjoying a peaceful lakeside picnic. Access the community's beach and club amenities through the gated main entrance, which includes activities such as yoga, Pilates, pickleball, tennis, and basketball, along with features like a skating rink, cook shacks, waterfalls, and walking paths. Throughout the year, the community hosts activities and events for all ages, and in the winter, you can enjoy skating on the lake's cleared paths, maintained by a Zamboni.

This unique home features elegant stone-front styling, backs onto a private green space and footpath, and is located on one of Calgary's best streets ending in a friendly cul-de-sac. The flexible layout provides multiple home office options or bedroom setups with 2 bedrooms upstairs loft area, large Primary Suite on the main floor, and 3 bedrooms in the walkout basement. With minor changes it could also be a multigenerational home given the number of



rooms and walkout access. The inviting entryway leads to a spacious main floor den, with French doors for added privacy. The main floor features a open-concept kitchen, dining, and living area, with towering windows that create a bright atmosphere and open onto a spacious deck. The fully finished walkout basement boasts high ceilings, a large recreational room with a gas fireplace and bar, an office, a gym, and a laundry area.

Additional features include a newly installed oversized hot water tank with a water softener, along with a UV-C air purification system fitted to both furnaces, ensuring cleaner air throughout the home.

Conveniently located near SW Ring Road access and close to a variety of stores and amenities, this home is truly one of a kind. Don't miss out on this opportunity to live your lake community dream!

Built in 2006

### **Essential Information**

MLS® #	A2213943
Price	\$1,275,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,237
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	332 Chapala Point Se
Subdivision	Chaparral

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0A2

### **Amenities**

Amenities	Clubhouse, Park, Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Lake, Lake Privileges

### **Interior**

Interior Features	Bar, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Electric Cooktop, Garage Control(s)
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Glass Doors, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Lawn, Front Yard, Lake, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	94
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

### **Listing Details**

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