



DON'T GAMBLE WITH YOUR HOME.
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66 CHAPALA Crescent SE
 Calgary, Alberta

MLS # A2231924



\$1,895,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,018 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	City Lot, Close to Clubhouse, No Neighbours Behind, Waterfront		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Water

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 2 Garage Door Remotes, Alarm with contract, Venetian Blinds, Garbage Compactor, Dock, Motorized Awning, Attached Garage Cabinetry, Pool Table with Accessories, Theatre Seating, Aquafine Water System

ENJOY LAKE LIVING IN THE CITY! Nestled directly on the WATERFRONT of the sought-after LAKE CHAPARRAL, this EXQUISITE A/C WALKOUT - BUNGALOW offers OVER 4,029 SQ FT of METICULOUSLY Designed and LUXURIOUSLY Finished Living Space, crafted for both entertaining and everyday comfort. With PRIVATE LAKE ACCESS and a PERSONAL DOCK, this is a RARE OPPORTUNITY to own a piece of CALGARY'S MOST DESIRABLE LAKESIDE REAL ESTATE. Set on a PREMIUM 8,019 SQ FT LOT, this FORMER SHOWHOME showcases stunning curb appeal, PROFESSIONAL LANDSCAPING, and an EXPANSIVE MAIN DECK capturing PANORAMIC VIEWS of the SERENE WATERS. The residence features 3 BEDROOMS, a DEDICATED OFFICE, + POTENTIAL 4TH BEDROOM, 3 FULL BATHROOMS, and an OVERSIZED TRIPLE ATTACHED GARAGE, FULLY FINISHED with EPOXY FLOORING, CUSTOM STORAGE CABINETRY, and ELECTRIC BASEBOARD HEATING & ideal for your vehicles, hobbies, or workshop needs. Inside, you'll appreciate the ARCHITECTURAL DETAILING throughout, including SOARING CEILINGS, CROWN MOULDING, and a GRAND CURVED STAIRCASE offering an open yet intimate flow. The MAIN FLOOR LIVING AND DINING AREAS sit under a COFFERED CEILING, with a 3-WAY GAS F/P anchoring the space in warmth and sophistication. Enormous windows bathe the interior in NATURAL LIGHT with unobstructed lake views. The GOURMET CHEF'S KITCHEN is a standout! Fully equipped with GRANITE COUNTERS, SS APPLIANCES, GAS COOKTOP, WALL OVEN, BUILT-IN MICROWAVE, HOOD FAN, and a FRIDGE. The massive island offers extended seating, and the WALK-IN PANTRY ensures practical storage. Whether

hosting or cooking solo, this kitchen blends function with luxury. The PRIMARY SUITE is a LAKESIDE RETREAT featuring a PRIVATE 3-WAY GAS F/P, LAKE VIEWS, and a 5-PIECE ENSUITE complete with JETTED TUB, DUAL VANITIES, TILED SHOWER, and an EXPANSIVE WALK-IN CLOSET with custom shelving. A second bedroom and 3-PC main bath are tucked down the hall, along with a HOME OFFICE featuring BUILT-IN CABINETRY. Downstairs, the WALKOUT BASEMENT is a FULLY DEVELOPED ENTERTAINMENT HUB, featuring IN-FLOOR HEATING (3 ZONES) and sprawling spaces to relax and host. The MEDIA ROOM with BUILT-INS + THEATRE SEATING is perfect for movie nights. A RECREATION AREA includes a WET BAR and BAR FRIDGE, plus a GAMES AREA ideal for billiards, gym gear, or hobby use. Two more bedrooms (or one + flex/4th bedroom), a 4-PC BATH, and a CUSTOM-BUILT WINE ROOM with floor-to-ceiling racking complete the level. Additional features include IN-CEILING SPEAKERS, CENTRAL VAC, MONITORED ALARM, A/C (2023), NEWER FURNACE, HOT WATER TANK, AIR CLEANER, and WATER SOFTENER. The IRRIGATION SYSTEM keeps front and back yards lush and low maintenance. Step outside to your PRIVATE DOCK for a morning paddle or relax on your LAKESIDE DECK with a sunset drink. The location is walkable to tennis courts, beach access, parks, schools, and shopping. This STUNNING WATERFRONT PROPERTY is more than a home - it's a LAKEFRONT LIFESTYLE. Don't miss your chance to own this EXCLUSIVE PIECE OF LAKE CHAPARRAL!