

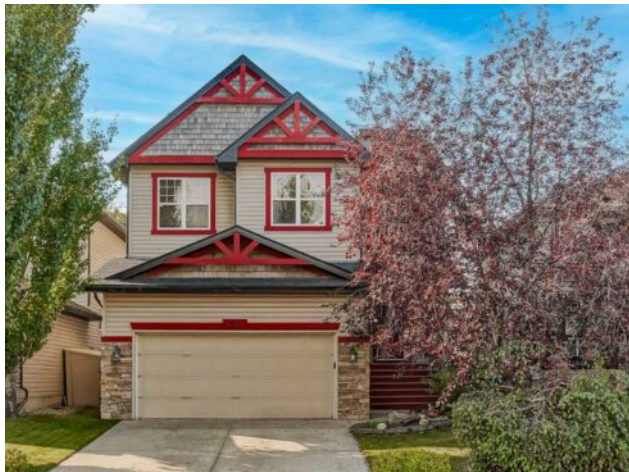


**GRASSROOTS**  
REALTY GROUP

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**48 Chapala Square SE**  
**Calgary, Alberta**

**MLS # A2254971**



**\$760,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 granite 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.

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