



**58 Chapala Crescent SE
Calgary, Alberta**

MLS # A2280393



\$1,870,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,870 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Side By Side		
Lot Size:	0.20 Acre		
Lot Feat:	Lake, Landscaped, No Back Lane, Pie Shaped Lot, See Remarks, Sloped Do		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting		

Inclusions: Dock, Paddle Boat, Electronic Awnings, both TV brackets and TV's. Bar stools can stay.

NOTHING BEATS LIVING ON THE LAKE! And this UPDATED, 4 Bdrm (1+3) WALKOUT BUNGALOW with over 3300 ft2 of living space is situated on one of THE MOST COVETED, 'SUNSET' facing lots in Lake Chaparral. Island Kitchen was completely renovated by 'MERIT KITCHENS CALGARY' (2022): White quartz countertops and contemporary white cabinets (stainless handles) w/ glass inserts and accent/undermount lighting, glossy subway tile, stainless steel appliance package (Induction stove, Miele warming oven + DW, wine fridge, extendible hood fan), pot lighting & pendulum lights all w/ dimmers. There is even extra cabinetry with matching quartz countertop and shelving in the walk-in pantry. Drawers in all lower cabinets. Kitchen nook has 3-sided fireplace with large windows overlooking the lake. Large open family room has hardwood flooring and rock accent wall. SW facing raised deck (28 feet long) with Electronic Awnings (2023) overlooking the lake is accessible from nook and primary bedroom (2 natural gas outlets). Main floor den and formal Dining Room with French doors. Ensuite bathroom was TAKEN DOWN TO THE STUDS and renovated (2023): heated flooring, Marble countertops, his/her sinks, lower cabinets all drawers, glass tiled shower stall with rain shower head, floating soaker tub (plumbed underneath) with chandelier & walk-in closet w motion sensor light (separate WC). Laundry room has new vinyl flooring, LG stacked W+D and laundry sink. ALL WEST FACING WINDOWS UP AND DOWN were recently replaced -- THEY ARE ALL TRIPLE PANED. Walkout basement has 3 bedrooms and 2 full baths (one with new shower stall and heated flooring). Large Games Room down has corner wet bar with cabinetry, full sized fridge, dishwasher and microwave --

handy for entertaining. Private, professionally landscaped pie-shaped back yard with brick patio/pathway (ALL RELAID IN 2023) and rebuilt PRIVATE DOCK (2022). OVERSIZED Double attached front garage (25'6"x22'3") has suspended storage racks and work bench. Other notable upgrades include: Newer roof installed with R50 insulation (sound proofed) & Hail resistant shingles (2022), carpet and new vinyl plank flooring installed downstairs (2022), Storage shed replaced (2022), New 50-gallon hot water tank (2025), New steel enforced door. (2023). New steel doors with double paned windows to deck and patio. This home has central AIR CONDITIONING and ALL POLY-B has been removed. Floor plans and RPR are in supplements. COME OUT THIS EASTER HOLIDAY WEEKEND and visit our OPEN HOUSES (held on Fri April 3rd, 2-4PM).