



**54 Chapala Grove SE
Calgary, Alberta**

MLS # A2298683



\$769,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Back Lane, No Neighbours Behind, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Smoking Home		

Inclusions: Down stairs appliances, Fridge, stove, Microwave hood fan, Garden Shed, Two Gazebos

Welcome to this beautiful and spacious family home in the sought-after lake community of Chaparral, offering approximately 3,200 sq. ft. of thoughtfully designed living space. With four generous bedrooms upstairs and two additional bedrooms in the fully developed basement, this home is ideal for growing or multi-generational families. Step inside to a stunning vaulted entrance that creates an immediate sense of openness and elegance. The main floor features large windows that flood the home with natural light, enhanced by new silhouette blinds that maximize brightness while maintaining privacy. This unique layout offers a separate formal dining room, a cozy fireplace, and an open-concept kitchen with a convenient kitchenette area, two-piece powder room, perfect for entertaining and everyday living. Quality new broad board laminate & tile flooring run throughout the main level, showcasing excellent craftsmanship and pride of ownership. Upstairs, the spacious primary suite provides a relaxing retreat with a walk-in closet featuring custom built-ins & a private ensuite with a separate shower. The upstairs is complete with three other good size bedrooms (one without a built-in closet) & a four piece bathroom, ideal for the large. The fully developed basement offers a self-contained suite with two bedrooms & a four piece bathroom, making it an excellent option for extended family or added flexibility. Outside, enjoy a beautifully landscaped south-facing backyard with an extended patio, perfect for soaking up the sun or hosting gatherings. The yard is private, with two gazebos & high fencing. The home is situated on a quiet street with no road noise. Additional highlights include a double attached garage; the roof is 4 years old & the 40-gallon high efficiency water tank is 4 years old. Enjoy access to the incredible amenities of Lake Chaparral, where

residents enjoy year-round activities such as swimming, skating, tennis, kayaking, and community events. The home is also conveniently located near excellent schools, playgrounds, shopping & parks, making it perfect for families. This exceptional property combines space, comfort, and lifestyle in one of Calgary's most desirable communities—an ideal place to call home.