



**96 Chapala Square SE
Calgary, Alberta**

MLS # A2299794



\$789,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Level, Private, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: garage door opener x2, central vac + attachments, garage heater, tv wall mount in bonus room, shed

OPEN HOUSE: Sunday, April 12th, 2 - 4 pm. This is it!! Welcome to this beautifully maintained and upgraded family home in the lake community of Chaparral. This well cared for, move-in ready home will not disappoint. From the moment you walk in, you'll appreciate the bright and open concept floor plan with a main floor office/den, main floor laundry and a bright, open kitchen, dining and family room. This is the perfect entertaining and family space with a stunning yet functional maple kitchen with walk-in pantry. The central island with sit-up bar is perfect for quick family meals or hosting get togethers. The easy flow of this home continues out to the large composite deck and sunny, west facing, fully fenced backyard. Imagine years of enjoyment with room to play, room to grow in the raised planters and years of relaxation. Moving to the second floor, you are greeted with an oversized bonus room with vaulted ceilings, cozy corner fireplace and a large window flooding the room with light. It's the perfect space to relax, play games, read a book and watch a movie all snuggled in with the fireplace on. The spacious primary suite features room for a king-sized bed, has a large walk-in closet and an oversized 4-pce bath highlighted with a skylight and oversized soaker tub to relax at the end of a long day. Two additional well sized bedrooms and another 4-pce bathroom complete the second floor. The finished basement is perfect for families with its open recreation area featuring vinyl plank flooring, built-ins with room for a beverage fridge and another fireplace. The kids can play for hours whether it's games, mini-sticks or dress-up, there is room for it all! Completing the lower level is a 4th bedroom and another 4-pce bathroom. If all of this were not enough, the home comes with air conditioning to keep you cool all summer long! In addition to all of this, there is an attached

double garage that has been drywalled, insulated and has a gas heater. Numerous upgrades have recently been completed adding to the value this home provides including: new shingles, eavestroughs & downspouts (2019), air conditioning (2020), garage heater (2022), all kitchen appliances (2022), all new carpet (2024), new hot water tank (2024), water softener (2024), new furnace (2026). This home is move in ready, has lake access and is awaiting its new owner. Book your showing today! This one won't last!