

\$1,275,000 - 332 Chapala Point Se, Calgary

MLS® #A2213943

\$1,275,000

6 Bedroom, 4.00 Bathroom, 2,237 sqft

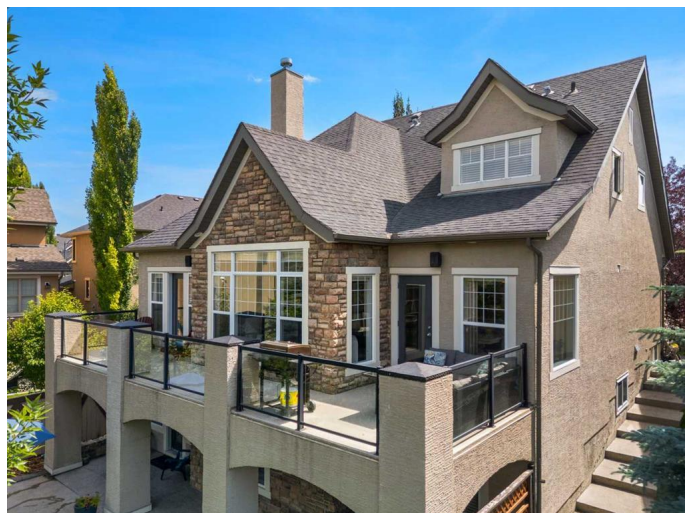
Residential on 0.14 Acres

Chaparral, Calgary, Alberta

OPEN HOUSE - JULY 27 2-4 PM.

PRIVATE SHARED DOCK! Experience a lake lifestyle in this beautiful, fully developed Morrison walk out bungalow with loft family home in the sought-after community of Chaparral! Up to 6 bedroom configuration, 4 bathrooms, 2 dens, exercise room and over 3,700 sq. ft. of living space, this home offers exclusive access to a private shared dock (accessible by a limited number of homes) - perfect for kayaking, paddle-boarding, swimming, fishing or enjoying a peaceful lakeside picnic. Access the community's beach and club amenities through the gated main entrance, which includes activities such as yoga, Pilates, pickleball, tennis, and basketball, along with features like a skating rink, cook shacks, waterfalls, and walking paths. Throughout the year, the community hosts activities and events for all ages, and in the winter, you can enjoy skating on the lake's cleared paths, maintained by a Zamboni.

This unique home features elegant stone-front styling, backs onto a private green space and footpath, and is located on one of Calgary's best streets ending in a friendly cul-de-sac. The flexible layout provides multiple home office options or bedroom setups with 2 bedrooms upstairs loft area, large Primary Suite on the main floor, and 3 bedrooms in the walkout basement. With minor changes it could also be a multigenerational home given the number of



rooms and walkout access. The inviting entryway leads to a spacious main floor den, with French doors for added privacy. The main floor features a open-concept kitchen, dining, and living area, with towering windows that create a bright atmosphere and open onto a spacious deck. The fully finished walkout basement boasts high ceilings, a large recreational room with a gas fireplace and bar, an office, a gym, and a laundry area.

Additional features include a newly installed oversized hot water tank with a water softener, along with a UV-C air purification system fitted to both furnaces, ensuring cleaner air throughout the home.

Conveniently located near SW Ring Road access and close to a variety of stores and amenities, this home is truly one of a kind. Don't miss out on this opportunity to live your lake community dream!

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213943 |
| Price | \$1,275,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,237 |
| Acres | 0.14 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 332 Chapala Point Se |
| Subdivision | Chaparral |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 0A2 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Clubhouse, Park, Beach Access |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |
| Waterfront | Lake, Lake Privileges |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Built-in Features |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Electric Cooktop, Garage Control(s) |
| Heating | Forced Air, Natural Gas, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Living Room, Glass Doors, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Landscaped, Lawn, Front Yard, Lake, Pie Shaped Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 93 |
| Zoning | R-G |
| HOA Fees | 325 |
| HOA Fees Freq. | ANN |

Listing Details

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