

# \$1,100,000 - 114 Chapala Point Se, Calgary

MLS® #A2216960

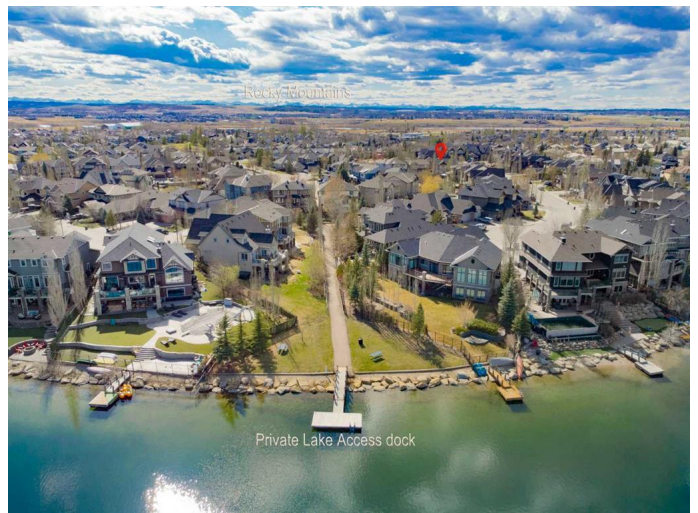
**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 2,516 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

OPEN HOUSE CANCELLED due to an offer being accepted. Welcome to your dream lake-access home in one of Lake Chaparral's most sought-after estate areas—Chapala Point. This is where luxury meets family-friendly living, complete with your own private lake access and a shared semi-private dock. This beautifully maintained and thoughtfully upgraded residence offers the rare privilege of private lake access and a shared semi-private dock, perfect for those who crave year-round adventure. From summer afternoons jumping off the dock, calm evening paddle boards, to crisp winter mornings skating across the frozen lake, this home delivers four seasons of fun just steps from your door. Located directly across from a quiet park and playground—and within a playground zone for added peace of mind—this is the ultimate setting for growing families. Inside, the home exudes refined comfort with high-end finishes and modern updates throughout. A dramatic front foyer with soaring ceilings and a sweeping curved staircase sets the tone, leading into an elegant formal dining space designed to impress. A private main-floor den offers an ideal work-from-home setup, while the spacious mudroom with custom built-ins keeps daily life effortlessly organized. At the heart of the home, the gourmet kitchen stuns with rich cabinetry, premium appliances, and a grand central island—perfect for hosting family and friends. The adjoining family room with a stone



fireplace is warm and welcoming, and the sunny breakfast nook opens to a large deck that spans the width of the home, perfect for outdoor dining or relaxing under the stars. Upstairs, youâ€™ll find four spacious bedrooms, including a luxurious primary suite complete with a spa-inspired ensuiteâ€”featuring heated floors, a jetted soaker tub, glass walk-in shower, dual sinks, and a large walk-in closet. Downstairs, the fully developed basement is an entertainerâ€™s dream. Whether you're hosting movie night in the dedicated theatre room or enjoying the expansive recreation area, thereâ€™s space for everyone to unwind. A fifth bedroom and full bathroom make it ideal for guests or teens. Outside, the low-maintenance backyard is a serene retreat, featuring a spacious upper deck with a charming trellisâ€”perfect for morning coffee or evening lounging. Step down to the lower patio, ideal for summer BBQs or relaxing with friends. The exterior of the home shines with Gemstone LED lighting for year-round curb appeal. The roof was replaced in 2024, and other upgrades include two AC units, a new furnace, underground sprinklers, and a comprehensive security system. Whether it's paddle boarding in summer or skating in winter, this is a home designed for active living in one of Calgary's most exclusive lake communities. Donâ€™t miss your chance to live the lifestyle you've always dreamed of.

Built in 2007

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2216960    |
| Price      | \$1,100,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,516       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 114 Chapala Point Se |
| Subdivision | Chaparral            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 0B3              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Beach Access, Clubhouse, Park, Picnic Area, Playground, Recreation Room |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 6             |
| Zoning         | R-G           |
| HOA Fees       | 371           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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