

60 Chapala Square SE
Calgary, Alberta

MLS # A2318107



\$779,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,711 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator and microwave in basement, gemstone lighting, garage door opener and 1 remote, all window coverings

Welcome to this beautifully maintained, air conditioned family home in the sought after community of Lake Chaparral. Offering over 3,800 sq. ft. of developed living space, this exceptional property combines comfort, functionality, and space for the entire family. The bright, open concept main floor is designed for both everyday living and entertaining. A versatile front flex room provides the perfect space for a formal dining room, home office, or additional sitting area. The spacious living room features a cozy gas fireplace and large windows that flood the home with natural light while overlooking the sunny south facing backyard. The stylish kitchen is sure to impress with its central island and seating, modern two tone cabinetry, quartz countertops, stainless steel appliances, and convenient walk-through pantry. The adjacent breakfast nook is ideal for casual dining and offers direct access to the backyard. A powder room and functional laundry/mudroom complete the main level. Upstairs, you'll find a bright bonus room with vaulted ceilings which is perfect as a playroom or media room. The spacious primary suite features a large walk-in closet and ensuite with dual sinks, a corner soaker tub, and a separate shower. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully finished basement adds valuable living space with a large recreation room and a wet bar area featuring extensive cabinetry, a microwave, and a full size refrigerator. This level also includes a fourth bedroom, a full bathroom, and ample storage space. Lovingly cared for and thoughtfully updated, the home features new shingles and siding (2022) and a new furnace (2023). Other upgrades include A/C, solar panels, newer appliances and Gemstone lighting. The double attached garage offers additional storage with built in overhead storage racks. Step

outside to enjoy the fully fenced, low maintenance south facing backyard. Designed for outdoor entertaining, it features a large patio with a gas line, a multi level deck, and raised garden beds. Ideally located close to parks, schools, shopping, and transit, this home also includes year round lake access and all the amenities that make Lake Chaparral one of Calgary's most desirable family communities. With convenient access to major roadways and exceptional family friendly living, this is a home you won't want to miss.