

332 Chapala Point SE
Calgary, Alberta

MLS # A2213943



\$1,449,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,237 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Lake, Landscaped, Lawn, Pie Shaped Lot, Street Lighting		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

PRIVATE SHARED DOCK & LAKE ACCESS! Experience the ultimate lake lifestyle in this stunning fully developed Morrison walk out bungalow with loft family home in the sought-after community of Chaparral! Boasting 6 bedrooms, 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 private 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 vibrant, 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 rare opportunity to live your lake community dream!