



**62 Chapala Crescent SE
Calgary, Alberta**

MLS # A2313392



\$2,100,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,893 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Lake, Low Maintenance Landscape, No Neighbours Behind, Private, Views, V		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage

Inclusions: Lorex cameras and surveillance system. Pool table. Gemstone lights. Golf & Tennis paraphernalia above downstairs fireplace fastened onto wall. Outdoor awnings. Vacuu flo + attachments.

NOTHING BEATS LIVING ON THE LAKE... with STUNNING VIEWS of every SUNSET and the ROCKY MOUNTAINS! This JAYMAN built 'GRAND VIEW,' WALKOUT BUNGALOW with TRIPLE ATTACHED GARAGE epitomizes --HAVING IT ALL.-- So many UPGRADES by these METICULOUS (original) owners: New STUCCO EXTERIOR (2023), New Eavestroughs (2023), New Garage Doors (2023), Almost all WINDOWS REPLACED (2023), New french doors (2026), New GEMSTONE LIGHTING in both front and back (2023), New FURNACE (2025), New HOT WATER TANK (2026), New CEDAR DOCK (2023), UPDATED BACKYARD LANDSCAPING (2023), New Fridge & Microwave (2026), STAMPED CONCRETE DRIVEWAY, TREATED CEDAR SHAKE ROOF TILES, WALNUT HARDWOOD FLOORS & TRIM, HUNTER DOUGLAS BLINDS and GERMAN 'NANO,' bi-folding EXTERIOR DOOR (between the solarium and sun deck). JAYMAN's timeless features include: CURVED front staircase, 10' knock down ceilings & rounded corners throughout. Buyers will love the OPEN and BRIGHT floor plan with 3 Bedrooms, 2.5 baths + Den (just over 3000 ft2 of living space) and will INSTANTLY be drawn TO ALL THE S.W. FACING WINDOWS OVERLOOKING THE LAKE. They will HAPPILY walk RIGHT BY the elegant tiled foyer and SPIRAL STAIRCASE, Right BY the formal Dining Room and large Living Room (with COFFERED CEILINGS and fabuous built-in bookshelves), RIGHT THROUGH THE ISLAND KITCHEN (granite countertops, built-in walnut hardwood floors, ceiling mounted pot-racks, stainless steel appliances & gas range) , RIGHT PAST the stunning ROCK WALL gas fireplace in the breakfast nook (with wall of windows), and RIGHT THROUGH the tiled SOLARIUM with bi-fold doors to get to the 19 FOOT SUN DECK. Only after standing there

for 20 minutes will they double back to see the main floor den (large walk-in closet + french door), walk-through pantry, Primary Bedroom (again with fabulous lake views), the 5pc ensuite (jetted tub, separate shower+WC, his/her sinks) and main floor laundry. The WALKOUT BASEMENT is fantastic for entertaining -- open games room with BILLIARD TABLE, family room with 2nd tiled gas fireplace+mantle, reading nook, 2 large bedrooms (each with large walk-in closets) and 4pc bath. 42 foot, IMMACULATE utility/storage room - with plenty of space yet TO DEVELOP A 4TH Bedroom down or MEDIA ROOM. Covered, private tiled patio off french doors. Professionally landscaped back yard has mature pine trees, interlocking brick patio and path system, sprinkler system and private cedar dock and additional seating area. The TRIPLE ATTACHED (INSULATED) GARAGE has high ceilings, and steel IRON CLAD garage doors. This home has central AIR CONDITIONING and ALL POLY-B HAS BEEN REMOVED. Floor plans and RPR are in supplements. DON'T FORGET TO CLICK ON OUR DRONE VIDEO!