



**GRASSROOTS**

REALTY GROUP

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**188 Chapala Drive SE  
Calgary, Alberta**

**MLS # A2315947**



**\$868,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,401 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Off Street, On Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Fiber Optics, Garbage Collection

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** 3 FRIGDES jACUZZI GAZEBO 3 CEILING FANS GARDEN SHED BIKE SHED BASKETBALL STAND BACKYARD SWING 4 BAR STOOLS COPPER FIREPIT MONSTEROUS CACTUS IN DINING ROOM

WOW! PRESENTING A SUPER PRIVATE LARGE LUXURY HOME IN THE NICEST LAKE COMMUNITY IN CALGARY! NOT ONLY IS THE HOME AMAZING BUT THE PROFESSIONALLY LANDSCAPED FRONT & BACK YARD IS INCREDIBLE. THIS OASIS IS A SHORT WALK TO YOUR GORGEOUS BEACH & CLUBHOUSE FOR YEAR ROUND ENJOYMENT. THE BEAUTIFUL HOME IS OVER 2400 SQUARE FEET & BOASTS A MONSTEROUS VAULTED SUNNY BONUS ROOM ON THE UPPER LEVEL FOR SEPARATE ENTERTAINING!!! ON THE 9 FOOT MAIN FLOOR YOU ARE GREETED BY A LARGE FORMAL DINING ROOM WITH BORDEAU COLOURED HARDWOOD FLOORS ON THE 45 DEGREE ANGLE [WITH A CANTELEVER FOR YOUR SIDBOARD OR CHINA CABINET.] THE SUNNY REAR OF THE HOME INCLUDES AN OPEN CONCEPT GREAT ROOM WITH A POWERFUL FIREPLACE COMPLETE WITH A REMOTE CONTROL FOR YOUR BLOWER FAN & CEILING SPEAKERS IN BOTH THE DINING ROOM & GREAT ROOM. THE CHEFS KITCHEN HAS EVERYTHING YOU NEED TO ENTERTAIN FRIENDS & FAMILY! IT HAS A SPACIOUS ISLAND BAR WITH 4 STOOLS INCLUDED, A DOUBLE GAS OVEN & COOKTOP, LARGE PANTRY, SAMSUNG OVENMICROWAVE, MAPLE CABINETRY, DUAL SINKS WITH GARBERATER, FILTERED WATER & SOAP DISPENSER, NICE LG FRIDGE WITH ICE & WATER AND A QUIET DISHWASHER! FRIDGE, OVENMICOWAVE PURCHASED IN 2024 .DISHWASHER PURCHASED IN 2025. THERE IS A SUNNY BREAKFAST NOOK OFF THE KITCHEN OVERLOOKING THE OASIS! LAUNDRY ROOM OFF THE GARAGE DOOR WITH A SAMSUNG WASHER & STEAM DRYER SET PURCHASED IN 2024. THE UPPER LEVEL IS HUGE WITH THE PRIMARY BEDROOM

COMPLETE WITH A 6 PIECE ENSUITE BATHROOM WITH SOAKER TUB & DUAL SINKS, ANOTHER LINEN CLOSET & NOT ONE BUT 2 WALK IN CLOSETS! MAIN BATHROOM UPSTAIRS IS ALSO NICE WITH ITS OWN LINEN CLOSET! BOTH OTHER BEDROOMS ARE GREAT SIZES & THEY ARE ALL SEPARATED WITH A GRAND STAIRCASE! THIS BEAUTIFUL HOME ALSO HAS A BUILT IN VACUUM SYSTEM. THE SUPER PRIVATE BACKYARD IS AMAZING WITH 2 TIERED DECKS WITH A REAL JACUZZI WITH A STEREO AND LIGHT SHOW UNDER A METEL GAZEBO TO RELAX AFTER A HARD DAYS WORK. A SHOWER IN THE MAIN FLOOR BATH IS IDEAL! PAVING STONE PATIO & GARDENS COMPLETE THE NO MAINTENANCE SCENARIO! THE BACKYARD SWING HAS A CONVERSATION SEATING DESIGN & WILL BE INCLUDED IN THE SALE. OVER THE DECKS THERE ARE POLK SPEAKERS & A DUAL BRIGHT MOTION SECURITY LIGHT. BEAUTIFUL TREES SURROUND THE YARD. THERE ARE CHIVES, RASPBERRIES, THYME, HOPS, STRAWBERRIES, MINT ETC GROWING ON THE PROPERTY. A NICE BIG COSTCO SHED WILL ALSO BE INCLUDED TO STORE YOUR BIKES ETC. THE ROOF, EAVESTROUGHS, SIDING & CLADDING ON THE NORTH/WEST SIDE WAS REPLACED IN 2022! UPGRADED GARAGE DOOR & FRONT GLASS DOOR WERE ALSO REPLACED IN 2022! THE UNSPOILED WIDE OPEN BASEMENT HAS 2 HUGE WINDOWS ON THE SUNNIEST SIDE OF HOME THAT FLOOD THE AREA WITH SUNLIGHT FOR THE DREAM LOWER DEVELOPMENT. THERE IS ROUGHED IN PLUMBING FOR A BATHROOM. GARAGE IS OVERSIZED COMPLETE WITH LOTS OF SHELVING & PARKS A FULL SIZED 4 DR PICKUP! THE LAKE FEES ARE LOW & OFFER YOU BOATS, FISHING, SCUBA, TENNIS, PICKLEBALL, SKATING, COOKSHACKS, PLAYGROUNDS, BEACH VOLLEYBALL, MOVIE NIGHTS, ETC! SHOPPING, GOLF COURSES, FISH CREEK, BOW RIVER, BIKING CLOSE BY! PS THE BUS STOP IS JUST FOR SCHOOL KIDS