



**GRASSROOTS**

REALTY GROUP

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**12 Chapala Heath SE  
Calgary, Alberta**

**MLS # A2320431**



**\$834,750**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,239 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Cul-De-Sac, Garden, Landscaped, Many Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar

**Inclusions:** 2nd Fridge, 2nd Dishwasher, Security Cameras, All Window Coverings, 7.1 Theatre Sound & Tuner, Reznor Garage Heater

Welcome to an exceptional residence where timeless design meets elevated comfort in the highly sought-after lake community of Lake Chaparral—a neighbourhood celebrated for its private lake access, scenic pathways, established schools, and a warm, family-focused atmosphere. This beautifully crafted 3-bedroom, 3.5-bath air-conditioned home offers an impressive blend of architectural detail and modern sophistication. A vaulted foyer opens into the heart of the home, leading you toward a striking sunken living room with soaring vaulted ceiling and anchored by a dramatic 3-sided gas fireplace—a statement piece that brings warmth and elegance to the main level. The gourmet island kitchen is designed for both culinary ambition and stylish entertaining, featuring sleek black appliances, abundant cabinetry, and a seamless connection to the walk-through pantry and main floor laundry with a laundry chute from upstairs. A dedicated home office provides the ideal space for productivity and quiet focus. Upstairs, the bonus room offers a versatile retreat for relaxation or family gatherings. The king-sized primary suite is a sanctuary of its own, complete with a spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, and a separate shower. Additional bedrooms and baths ensure comfort and privacy for family and guests. The fully developed lower level is an entertainer’s dream, showcasing a generous family room, a stylish wet bar, and a soundproof theatre room equipped with 7.1 surround sound and tuner—perfect for immersive movie nights or game-day excitement. Step outside to your private backyard oasis, complete with underground sprinklers, thoughtfully designed for outdoor living, relaxation, and memorable gatherings. Car enthusiasts and hobbyists will appreciate the oversized double attached garage, complete

with a Reznor heater, hot and cold water, and an impressive exposed aggregate driveway that enhances the home's curb appeal. You'll enjoy lower maintenance with the Hardie Board siding and newer shingles installed in 2022. This is luxury living with a community lifestyle to match—lake privileges, mature green spaces, and the welcoming charm that makes Lake Chaparral one of Calgary's most desirable neighbourhoods.