



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**11 Chapala Square SE  
Calgary, Alberta**

**MLS # A2327382**



**\$880,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Chaparral  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,306 sq.ft.   | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener       |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Softwood, Stone   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt   | <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> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub |                   |     |

**Inclusions:** SOLAR PANELS, SHED, POOL TABLE

**\*\*Welcome to the lifestyle you've been dreaming of in the sought-after lake community of Chaparral!\*\*** Beautifully designed and impeccably maintained, this exceptional home offers over **\*\*2,300 square feet above grade\*\*** plus a fully finished basement, delivering a layout that lives even larger than its impressive size. From the moment you step inside, you'll appreciate the soaring ceilings, abundant natural light, and the warmth of engineered hardwood and tile flooring. Every room has been thoughtfully designed to create a sense of openness while still offering comfortable spaces for family life. The heart of the home is the spectacular chef-inspired kitchen, where an abundance of cabinetry, expansive counter space, a walk-in pantry, and a massive white quartz island invite everything from casual breakfasts to holiday entertaining. The adjoining dining nook is bright and welcoming, surrounded by oversized windows and opening through sliding patio doors to your incredible west-facing backyard. The adjoining great room is equally impressive, featuring upgraded windows that flood the space with sunshine and a beautiful fireplace that creates the perfect gathering place on cool evenings. A private main-floor office with elegant glass doors offers an ideal work-from-home space, while the stylish powder room and convenient main-floor laundry add everyday functionality. Upstairs, you'll discover a bonus room that truly lives up to its name—an expansive space perfect for movie nights, watching the big game, or simply spending time together. Two spacious secondary bedrooms, a full bathroom, and an impressive primary retreat complete the upper level. Wake each morning to beautiful natural light before stepping into your spa-inspired ensuite, designed to provide a peaceful escape at the beginning and end of every day. The professionally finished lower

level expands your living space even further with a large recreation room, walk-up bar, dedicated fitness area, fourth bedroom, full bathroom, and a pool table that stays with the home&mdash;creating the ultimate entertainment zone for family and friends. Outside is where this property truly shines. The spectacular west-facing backyard has been designed for effortless outdoor living, featuring beautifully landscaped grounds and multiple maintenance-free composite deck seating areas that let you follow the sun from afternoon through sunset. Whether you're hosting summer barbecues, enjoying a quiet morning coffee, or watching the kids play, this outdoor space is one you'll use every day. Parking is exceptional, with an oversized **\*\*22' x 24' garage\*\*** that comfortably accommodates a full-size truck, plus the rare convenience of a driveway with room to park **\*\*three vehicles**