



GRASSROOTS
REALTY GROUP

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39 Chapala Terrace SE
Calgary, Alberta

MLS # A2339234



\$2,249,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,890 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.22 Acre		
Lot Feat:	Beach, Cul-De-Sac, Dog Run Fenced In, Few Trees, Garden, Irregular Lot, La		

Heating:	Fireplace(s), Forced Air, Natural Gas, Other, See Remarks	Water:	-
Floors:	Carpet, See Remarks, Slate, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement Fridge, Pool Table, Projector, Sound system, theater seats, main floor 2pce bath 2 cabinets, car lift negotiable, central vac no attachments, Hot Tub not working, will be removed by seller. All attached TV's.

TRUE LAKEFRONT LIVING IN LAKE CHAPARRAL — over 4,000 sq. ft. designed for family life, with your own private dock and the lake literally at your back door. This is the kind of property families rarely get the opportunity to own. With three bedrooms upstairs, 3.5 bathrooms, multiple family spaces, a versatile lower-level with additional bedroom, a flex-room with a Murphy bed, games area, theatre area, mudroom and bar area. Also a outstanding heated triple garage, there is room to grow, entertain, work from home and enjoy everything that comes with living directly on the lake. The main floor is bright and open, with large windows across the back of the home keeping the lake in view throughout the day. The kitchen was built for real use with extensive maple cabinetry, granite countertops, a large workspace and plenty of storage. Natural stone and tile, custom cabinetry and detailed finishings are found throughout the home — distinctive materials that add character while also being exceptionally durable. Upstairs, the primary suite and two additional bedrooms keep the family together on one level, while central A/C keeps the upper floor comfortable through the summer. An out of the way upstairs office/sitting area completes the upper level. The fully developed lower level is made for family time. Heated natural slate floors, a large theatre/TV area, wet bar, full bathroom and flex room provide space for movie nights, teenagers, guests, a gym or home office. Even better, there is a second mudroom at lake level — an incredibly practical feature when kids come in from skating, swimming or a day on the water. And then there's the garage. The heated triple attached garage offers extensive cabinetry, upgraded flooring and loads of hidden storage, plus a finished man-cave area with a bar fridge and TV. Add the additional above-garage storage

and there is room for vehicles, bikes, tools, hockey equipment and all the gear that comes with lake life. Outside, the professionally landscaped yard has been designed to make the lake easy to enjoy. Level access takes you directly to your private dock, while a deck and patio overlook the water. There's a fire table, irrigation, fencing, outdoor lighting, hot tub rough-in, dedicated dog run, additional exterior storage for lake toys and seasonal gear. Winter might be even better. Floodlights allow you to light the ice directly behind your home for your own evening skating and hockey — then head inside through the lower mudroom to warm up. The home has also been thoughtfully maintained with new instant hot water, two furnaces, water softener, filtered water, and a newer roof approximately 12 yrs. Lake Chaparral adds even more, with its beach, clubhouse, boats, skating rinks, tennis, pickleball, basketball, fitness circuit, cookhouse and large park. Shopping, restaurants, pubs, banking and medical services are also within walking distance. There are lake-community homes, and then there are homes where the lake is your backyard.