



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

222 Chapala Point SE
Calgary, Alberta

MLS # A2343654



\$1,875,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,112 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lake, Landscaped, Pie Shaped Lot, Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Wine Chiller, Central Vacuum System in the Garage, Multi-control Ceiling Fans and Lighting, Outdoor Deck Speakers, Ceiling-Mounted Speakers

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY SEPTEMBER 26TH AND SUNDAY SEPTEMBER 27TH FROM 1PM-3PM**** Welcome to an extraordinary lake-access estate in the highly sought-after community of Chaparral, offering approximately 4,675 sq. ft. of developed living space, a fully finished walkout basement and a semi-private shared pathway providing exceptional access to the lake and dock. Set on a beautifully landscaped, pie-shaped lot, this impressive two-storey delivers an ideal combination of space, elegance and functionality for family living and entertaining. Step inside to soaring vaulted ceilings, rich hardwood flooring and an elegant central staircase that creates an impressive first impression. Oversized windows fill the expansive main level with natural light, while multiple living and gathering spaces provide plenty of room for both everyday life and entertaining. At the heart of the home, the spacious kitchen features granite countertops, a large centre island, breakfast bar, walk-in pantry and a bright dining nook overlooking the backyard. A dedicated main-floor den provides an ideal home office, while a convenient laundry room completes this thoughtfully designed level. Upstairs are four generously sized bedrooms, including an impressive primary retreat with a spacious walk-in closet and spa-inspired ensuite featuring dual vanities and a soaker tub. The additional bedrooms provide excellent space for children, guests or another home office. The fully developed walkout basement adds outstanding versatility with two additional bedrooms, a four-piece bathroom, second gas fireplace, extensive storage, and brand-new carpet and underlay. Roughed-in space for an additional living area and kitchen offers further possibilities for future development. A separate exterior entrance and direct access to the backyard further

enhance the functionality of this level. Additional features include a security system with sensors throughout the home including the basement, sprinkler system, water softener, central vacuum system, outdoor deck speakers, and ceiling-mounted speakers. All bedrooms, the living room and basement are hardwired for internet and cable—an excellent feature for home offices, gaming, streaming and connected households. Outside, enjoy a fenced and beautifully landscaped backyard, upper and lower decks with a BBQ gas outlet on each level, and the rare advantage of a semi-private shared pathway leading to the lake and dock. Lake Chaparral offers an exceptional year-round lifestyle with swimming, boating, paddleboarding and fishing in the warmer months, plus skating and hockey throughout the winter. Residents also enjoy beaches, playgrounds, tennis courts, parks and an extensive pathway system. With schools, shopping, restaurants, transit and everyday amenities nearby, this remarkable home combines an exceptional amount of living space with one of Calgary's most desirable lake-community lifestyles.