

# \$760,000 - 48 Chapala Square Se, Calgary

MLS® #A2254971

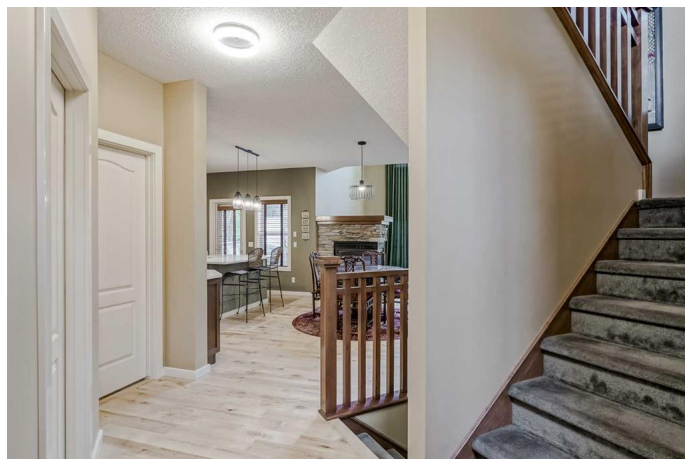
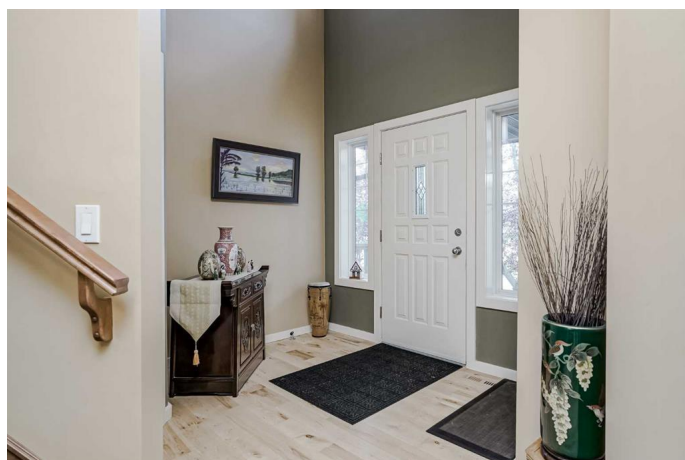
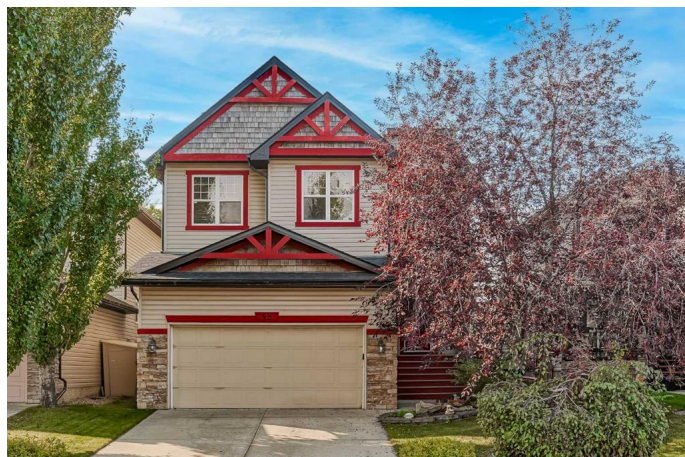
**\$760,000**

3 Bedroom, 4.00 Bathroom, 2,093 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Step into a home where every detail has been thoughtfully designed for a life of comfort and luxury. Just a 15-minute stroll from the lake, this fully finished home is a stunning sanctuary in a prime location. As you enter, the soaring, open-to-above entrance fills the space with an abundance of natural light, illuminating the solid maple hardwood floors. High-end features are seamlessly integrated, from windows that fold down for effortless cleaning to electric blinds and a built-in central vacuum system. The living room is a magnificent space with grand cathedral ceilings and a charming triple-sided fireplace that creates a warm, inviting atmosphere for both relaxing and entertaining. The stunning kitchen is a culinary enthusiast's dream, featuring granite countertops, stainless steel appliances, a walk-in pantry, and a center island for casual gatherings. Upstairs, a second den with built-in bookshelves offers a quiet library or study space. The primary bedroom is a true owner's retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite with a deep soaker tub. Two additional bedrooms and another four-piece bathroom provide ample space for family or guests. The finished basement is an entertainer's paradise, featuring a massive rec room and a pub-style bar. Outside, the south-facing backyard is a sun-drenched oasis, with an expansive deck and a large, fenced yard—a perfect playground for kids and pets. Peace of mind is assured with a newer roof and furnace.



With the lake and the vibrant shops of Walden just minutes away, this home is more than a residence. Easy access to schools in the area, restaurants, plus a quick commute out to McLeod or Stoney Tr. It's the perfect place to start your next chapter.

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254971    |
| Price          | \$760,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,093       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 48 Chapala Square Se |
| Subdivision | Chaparral            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 3T7              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Beach Access, Clubhouse |
| Parking Spaces | 4                       |
| Parking        | Double Garage Attached  |
| # of Garages   | 2                       |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island                                                     |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Dining Room, Gas, Great Room, Three-Sided                                                                                   |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Finished, Full                                                                                                              |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Private              |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-G                  |
| HOA Fees       | 395                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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