

222 Chapala Point SE
Calgary, Alberta

MLS # A2310460



\$1,995,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,104 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lake, Landscaped, Lawn, Pie Shaped Lot, Sloped Do		

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:	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Extraordinary LAKE ACCESS estate in the highly sought-after community of Chaparral. Situated just steps from the lake with exclusive community access, this impressive six-bedroom residence offers 4,740 sqft of beautifully designed living space that blends timeless elegance with exceptional functionality. From the moment you enter, soaring vaulted ceilings, an elegant central staircase, and rich hardwood flooring create a striking first impression. Designed for both entertaining and everyday family living, the expansive open-concept main floor is filled with natural light from oversized windows throughout. At the heart of the home is a beautifully appointed kitchen featuring granite countertops, a large centre island, walk-in pantry, and a bright breakfast nook overlooking the backyard. The adjoining living and family rooms provide multiple gathering spaces, while a dedicated main floor den and convenient laundry room complete this thoughtfully designed level. Upstairs, you'll find four spacious bedrooms including a luxurious primary retreat with a spa-inspired ensuite and an oversized walk-in closet, creating the perfect private escape. The newly completed walkout basement significantly expands the home's living space and offers incredible versatility with two additional bedrooms, a four-piece bathroom, a second gas fireplace, extensive storage, and roughed-in suite potential for future customization. Step outside and enjoy direct access to the pathway system leading to beautiful Lake Chaparral. Additional upgrades include brand-new carpeting throughout, full basement development with permit and roughed-in 2nd living & cooking area. Perfectly positioned within walking distance to schools, parks, shopping, transit, and all of Chaparral's exceptional lake amenities, residents can enjoy year-round activities including swimming,

fishing, paddleboarding, skating, hockey, and breathtaking sunrise views by the water. This is a rare opportunity to own a substantial lake-community home in one of Calgary's most desirable family neighbourhoods. Arrange your private viewing today!