

39 Chapala Terrace SE
Calgary, Alberta

MLS # A2339234



\$2,295,000

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.		

Lakefront Luxury Living in Lake Chaparral. Welcome to one of Lake Chaparral's most distinguished waterfront residences, where timeless design, exceptional craftsmanship, and an unmatched lake lifestyle come together in one extraordinary home. Perfectly positioned on the shores of Calgary's premier private lake community, this extensively customized residence offers over 4,000 square feet of beautifully finished living space, breathtaking unobstructed lake views, and the rare opportunity to enjoy every season from your own backyard— from summer boating and paddleboarding to winter skating and ice fishing. Originally built in 2004 and meticulously enhanced throughout, this home was designed with both luxurious family living and elegant entertaining in mind. The grand open-concept main floor showcases soaring ceilings, rich maple cabinetry, granite countertops, exotic natural stone flooring, custom stone backsplashes, and expansive windows that flood the home with natural light while framing spectacular waterfront views. Offering four spacious bedrooms, a flex room with Murphy Bed and 3.5 beautifully appointed bathrooms, every space has been thoughtfully designed with comfort and quality in mind. The fully customized lower level rivals the finest executive homes, featuring heated natural slate floors, a stunning theatre and entertainment area, an elegant wet bar finished with granite and handcrafted mosaic tile, a versatile bedroom, office or fitness room complete with a custom maple Murphy bed, and a spa-inspired bathroom showcasing travertine shower walls, limestone sinks, and premium finishes. The heated triple attached garage is a showpiece of its own, complete with extensive custom cabinetry, a bar fridge, television, premium flooring, and exceptional storage— perfect for automotive enthusiasts or hobbyists. Above garage

storage is an added bonus! Step outside to professionally landscaped grounds designed to maximize both privacy and the beauty of the lakefront setting. Whether entertaining friends, enjoying a quiet morning coffee overlooking the water, or relaxing with family around the patio, every outdoor space has been carefully created to embrace the lifestyle this exceptional property offers. A dedicated dog run adds convenience for pet owners without compromising the beauty of the yard. You are walking distance to shopping, restaurants, pub, banks and medical services. The Lake also has many amenities including skating rinks, clubhouse, boat usage, basketball, tennis, pickleball, fitness circuit, cook-house and of course the popular beach area and massive park. Don't miss this rare opportunity! Exotic Stone/Tile list available by request.