



## 332 Chapala Point Calgary Alberta

\$1,349,000

**PRIVATE SHARED DOCK** Experience a lake lifestyle in this stunning fully developed Morrison walk out bungalow with loft family home in the sought-after community of Chaparra! Boasting 6 bedrooms, 4 bathrooms, 2 dens, exercise room and over 3,700 sq. ft. of living space, this home offers exclusive access to a private shared dock (accessible by a limited number of homes) - perfect for kayaking, paddle-boarding, swimming, fishing or enjoying a peaceful private lakeside picnic. Access the community's beach and club amenities through the gated main entrance, which includes activities such as yoga, Pilates, pickleball, tennis, and basketball, along with features like a skating rink, cook shacks, waterfalls, and walking paths. Throughout the year, the community hosts activities and events for all ages, and in the winter, you can enjoy skating on the lake's cleared paths, maintained by a Zamboni. This unique home features elegant stone-front styling, backs onto a private green space and footpath, and is located on one of Calgary's best streets ending in a friendly cul-de-sac. The flexible layout provides multiple home office options or bedroom setups with 2 bedrooms upstairs loft area, large Primary Suite on the main floor, and 3 bedrooms in the walkout basement. With minor changes it could also be a multigenerational home given the number of rooms and walkout access. The inviting entryway leads to a spacious main floor den, with French doors for added privacy. The main floor features a vibrant, open-concept kitchen, dining, and living area, with towering windows that create a bright atmosphere and open onto a spacious deck. The fully finished walkout basement boasts high ceilings, a large recreational room with a gas fireplace and bar, an office, a gym, and a laundry area. Additional features include a newly installed oversized hot water tank with a water softener, along...

Exercise room 17.92 Ft x 17.00 Ft

Bedroom 9.25 Ft x 13.00 Ft

Furnace 17.58 Ft x 8.83 Ft

Bedroom 9.17 Ft x 14.75 Ft

Bedroom 17.75 Ft x 9.33 Ft

4pc Bathroom 8.25 Ft x 5.08 Ft

5pc Bathroom 10.92 Ft x 11.00 Ft

Primary Bedroom 12.58 Ft x 25.25 Ft

Other 5.08 Ft x 8.83 Ft

Living room 11.08 Ft x 13.83 Ft

Family room 14.00 Ft x 20.08 Ft

Foyer 6.17 Ft x 13.92 Ft

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Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

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Recreational, Games room 26.50 Ft x 15.92 Ft

Kitchen 14.58 Ft x 14.75 Ft

Dining room 10.00 Ft x 14.50 Ft

Den 10.25 Ft x 10.42 Ft

2pc Bathroom 5.08 Ft x 5.75 Ft

Other 38.08 Ft x 11.33 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft