



48 Chapala Square Calgary Alberta

\$775,000

Beautiful fully finished home loaded with upgrades with a sunny south-facing backyard and a great location just a 15 minute walk to the lake! The soaring open to above entrance welcomes you inside where 3/4" solid maple hardwood floors and an abundance of natural light immediately impress. The windows fold down for easy cleaning and are equipped with electric blinds. Further adding to your convenience is a built-in central vacuum system. Grand cathedral ceilings and 2 oversized windows adorn the living room inviting you to put your feet up and relax in front of the charming triple sided fireplace. The other side of the fireplace provides a warm atmosphere in the dining room, perfect for entertaining. Culinary exploration is encouraged in the beautiful kitchen featuring granite countertops, stainless steel appliances, loads of cabinet space, a walk-in pantry for extra storage and a centre island to casually gather. French doors lead to the main floor den with elegant wainscoting. A handy powder room completes this level. A second den on the upper level includes great built-ins creating a wonderful study space for the kids or a quiet library to curl up with a good book. The primary bedroom is a true owner's sanctuary with a large walk-in closet and a luxurious 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece bathroom. Gather in the massive rec room in the finished basement for movie and games nights. This gigantic space can easily be divided by furniture to create zones for play, hobbies or exercise. A fantastic pub-style bar lets you easily refill drinks and snacks. Another bathroom conveniently completes this level, no need to climb back up the stairs! Spend the warmer months soaking up the south sunshine on the expansive back deck with 220V for a futu...

Recreational, Games room 27.08 M x 32.42 M
 2pc Bathroom Measurements not available
 Kitchen 13.92 M x 12.92 M
 Dining room 13.92 M x 10.92 M
 Living room 17.92 M x 12.92 M
 Den 10.17 M x 6.67 M

2pc Bathroom Measurements not available
 Den 9.50 M x 9.42 M
 Primary Bedroom 13.42 M x 13.17 M
 Bedroom 9.92 M x 9.92 M
 Bedroom 10.17 M x 9.67 M
 5pc Bathroom Measurements not available

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Laundry room 10.50 M x 6.33 M

4pc Bathroom Measurements not available