



31 Chapala Close Calgary Alberta

\$1,110,000

Open Houses Saturday Oct 3 and 4th from 11-1. A rare, mature, beautifully landscaped setting in one of Chaparral's most PRIVATE pockets. This original-owner home has been thoughtfully upgraded inside and out, offering 2,907 sq ft above grade plus a fully finished basement, over 4,100 sq ft of total developed living space with 5 bedrooms (a 6th easily added using the upper-level office). From the moment you arrive, the difference is obvious: a perfectly landscaped front yard, custom curbing, an illuminated house number & a cedar pergola-covered porch, all on a wonderfully quiet street. The expanded driveway comfortably fits 3 vehicles, with room for a basketball hoop & play space. Inside you will LOVE vaulted ceilings, LVP flooring PLUS an OPEN CONCEPT layout floods the main level with light, with sightlines straight through to the private, SOUTH-facing backyard. The kitchen has been elevated with rich walnut cabinetry, striking Argentinian river's-edge granite, a touchless faucet, tile backsplash, stainless appliances, a gas stove & a walk-through pantry leading to a mud room & oversized double garage with custom overhead storage + built-in workbench. 2 piece bath conveniently located on this level with multiple access methods! The primary suite is a true retreat: fully repainted with completely renovated ensuite in 2024 = expanded shower, new soaker tub, upgraded quartz counters & custom faucets. Upstairs also offers a bonus room, two generous bedrooms, a flexible office (easily a 4th bedroom), and BRIGHT laundry with a sink. The finished basement adds a private lower-level retreat: a flex space for a gym, games room, or media area, plus two bedrooms, each with a walk-in closet & their own sink, sharing a 4-piece bath, ideal for teens, along with a second laundry hookup. Outside, a custom cedar deck with low-voltage lighting, a paver patio, hardwired garden light...

4pc Bathroom 8.67 Ft x 8.25 Ft

5pc Bathroom 10.92 Ft x 15.33 Ft

Bedroom 12.58 Ft x 9.83 Ft

Bedroom 13.00 Ft x 11.42 Ft

Family room 18.00 Ft x 12.58 Ft

Laundry room 7.58 Ft x 8.92 Ft

Bedroom 16.33 Ft x 12.92 Ft

Bedroom 15.33 Ft x 13.00 Ft

Recreational, Games room 17.67 Ft x 20.33 Ft

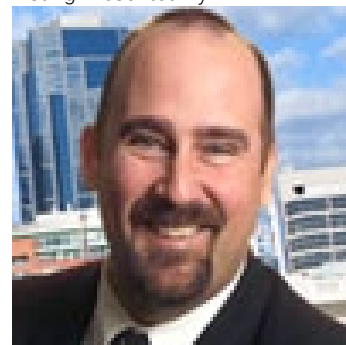
Furnace 15.50 Ft x 12.42 Ft

Other 4.75 Ft x 9.58 Ft

Other 4.67 Ft x 9.67 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Office 11.17 Ft x 11.25 Ft

Primary Bedroom 14.33 Ft x 15.92 Ft

Other 9.17 Ft x 5.58 Ft

4pc Bathroom 10.33 Ft x 9.50 Ft

2pc Bathroom 5.42 Ft x 5.08 Ft

Breakfast 10.92 Ft x 10.00 Ft

Dining room 16.42 Ft x 15.50 Ft