

**113 Chapala Grove SE**  
**Calgary, Alberta**

**MLS # A2234669**



**\$800,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,390 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Private, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Shed, Projector		

A masterclass in elegance and family functionality, this exquisite five-bedroom residence is nestled within the coveted lakeside community of Chaparral. Crafted with a perfect balance of elegance and ease, this home offers more than just suburban living &mdash; it delivers the luxury of lakeside leisure year-round, where the escape of a vacation is never farther than your own backyard. From the moment you arrive, the home's impeccable curb appeal and mature landscaping set a tone of quiet luxury. Step inside to a spacious, light-filled interior where rich hardwood flooring flows seamlessly throughout the main level. A gracious front living room and formal dining space welcome you, while a private main-floor office offers an ideal work-from-home retreat. At the heart of the home lies a beautifully appointed kitchen &mdash; a harmonious blend of classic white cabinetry, gleaming quartz countertops, stainless steel appliances, and a central island perfect for gathering. Flooded with natural light, the breakfast nook and inviting family room &mdash; enhanced by custom millwork, a refined fireplace, and panoramic backyard views &mdash; offer a seamless connection to the home's lush outdoor retreat. Venture outside to your garden oasis, designed for connection and calm &mdash; where a wide deck sets the stage for twilight dinners, a delightful greenhouse and raised beds cultivate abundance, and a fire pit flickers softly amid layers of flowering perennials. The private sunroom becomes a natural extension of the home &mdash; a cozy haven for movie nights, intimate gatherings, or simply unwinding in quiet comfort. Upstairs, the oversized primary suite is a retreat unto itself, featuring a tranquil reading nook, a generous walk-in closet, and a luxurious five-piece ensuite. Two additional bedrooms and a full bath complete this level, all enhanced by the warmth of hardwood

flooring. The fully developed lower level continues to impress with 9-foot ceilings, two additional bedrooms, a spacious recreation area with a wet bar, a second gas fireplace, and a home theatre setup with projector &mdash; the ultimate space for entertaining or everyday family living. Conveniently positioned with swift access to the SW Ring Road and just minutes from the shops and amenities of Walden, Legacy, and Shawnessy, this home offers both tranquility and connectivity. The professionally landscaped grounds are complemented by a 100-foot aggregate driveway &mdash; wide enough to comfortably accommodate three vehicles across. Enjoy privileged access to Lake Chaparral, a four-season playground offering everything from swimming, kayaking, and paddleboarding in the summer to ice fishing, skating, and hockey in the winter. Whether you're spending long summer days on the water or crisp winter evenings by the fire, this is a home crafted for active, inspired living. Moments from the trails of Fish Creek Park and nestled in one of Calgary's most exclusive lake communities, this residence isn't just a place to live &mdash; it's a place to thrive.