



**8 Chapalina Rise SE
Calgary, Alberta**

MLS # A2304639



\$785,000

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|------------------|---|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,350 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No B | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: Lawn Lantern

OPEN HOUSE SATURDAY MAY 2, 1-3:30. Location, quality, function, style and space! All on a quiet street across from a park in highly desirable Chaparral! Welcome to 8 Chapalina Rise, a one owner custom Avi built home with thought and quality throughout. This home boasts 2350 square feet of above grade living featuring ample, well balanced rooms, and a unbeatable floor plan. Enter through the bright foyer to the open plan commencing with the gracious dining room, flowing to the large living room featuring impeccable stunning Brazilian hardwood cherry flooring in both. The kitchen is open and functional, with large working island with eating bar, ample counter space, gas range and flow through pantry and laundry for ultimate convenience. Upstairs opens to a huge sun drenched bonus room overlooking a park, with plenty of room for media and multi use. The vast master suite boasts large walk in closet and well appointed 4 piece ensuite. Two other ample bedroom complete the flowing second floor. The large backyard includes a spacious sunny deck and ample room for garden beds and play equipment. Enjoy the comfort and ease of living in this remarkable High Efficiency home, designed to minimize energy consumption, featuring central air conditioning, central vacuum system, high efficiency furnace AND hot water tank, main floor laundry, bbq line to the deck, no smoking or animals. This home has been lovingly maintained and updated by the original owner, and pride of ownership shines from every corner. 8 Chapalina Rise, fabulous home, fabulous location!