



**182 Chapalina Close SE**  
**Calgary, Alberta**

**MLS # A2307147**



**\$769,950**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,251 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Kitchen Island, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

We are proud to present this lovingly maintained home, ideally located on a cul-de-sac just around the corner from the school, with convenient access to Stoney Trail and close proximity to the lake, shopping, and dining—offering an excellent blend of accessibility and lifestyle. The main floor features a bright, open-concept layout designed for modern living. The spacious kitchen is anchored by a large central island with gleaming white quartz countertops, newer stainless steel appliances, and a corner pantry. It flows effortlessly into the family room, creating an ideal setting for both everyday living and entertaining. A well-appointed laundry/mudroom and a versatile flex room at the front (perfect as a formal dining area, home office, or play room) complete the main level. Upstairs, a generous and light-filled bonus room provides flexible living space, complemented by a spacious primary retreat featuring a five-piece ensuite with a soaker tub, separate shower, and a walk-in closet conveniently accessed through the bathroom. Two additional well-proportioned bedrooms and a four-piece bathroom complete the upper level. The fully finished basement, professionally developed by Reimagine Builders in 2019, extends the living space beautifully with a large recreation room, a full bedroom, a full bathroom, and a versatile den or gym—ideal for guests, work-from-home needs, or additional lifestyle space. Recent upgrades include newer kitchen appliances, central air conditioning (2017), hot water tank (2022), newer roof shingles, triple-pane (Triple E) windows, and custom blinds (2021)—enhancing both comfort and energy efficiency. Outside, enjoy the peaceful setting from the large two-tiered deck overlooking the sunny southeast-facing pie lot, complete with two good-sized sheds and a gas BBQ hookup—perfect for relaxed

outdoor living and effortless entertaining. This home offers a thoughtfully balanced blend of upgrades, functionality, and location, suited to a wide range of lifestyles within the sought-after lake community of Lake Chaparral.