



GRASSROOTS
REALTY GROUP

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86 Chapalina Way SE
Calgary, Alberta

MLS # A2310389



\$699,900

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Solar panels, all window treatments

OPEN HOUSE SATURDAY 1-3! Calling all bungalow buyers! Welcome to this immaculate bungalow located on a quiet street in the highly sought after lake community of Chaparral. Just moments from private year round lake access, parks, and pathways, this beautifully maintained home offers an exceptional combination of comfort, functionality, and pride of ownership. A standout feature of this home is the solar panel system, helping to significantly reduce monthly utility costs while improving energy efficiency and providing long term savings for homeowners. Step inside to discover a bright and inviting main floor featuring soaring ceilings, a skylight that fills the home with natural light, and beautiful hardwood flooring throughout much of the main living space. The spacious living room is anchored by a cozy corner gas fireplace, creating the perfect atmosphere for relaxing or entertaining. The large kitchen is thoughtfully designed with both functionality and entertaining in mind, featuring a centre island with sink and bar stool seating area, ample cabinetry, and a walk in corner pantry large enough to hold all your kitchen essentials. The kitchen and living areas flow seamlessly together, creating an open and functional floor plan ideal for everyday living and hosting guests alike. At the front of the home is an elegant formal dining room, the perfect space for entertaining and family meals. The ideally designed layout includes two bedrooms on the main floor, including a spacious primary retreat complete with a large walk in closet and a luxurious 5-piece ensuite featuring a deep soaker tub and separate shower. Convenience is key with the main floor laundry and mudroom area located just off the garage, offering easy access for everyday living and a practical transition space coming in and out of the home. Downstairs, the fully finished basement offers a warm and cozy

atmosphere with plush carpeting, two additional bedrooms, a gym room, and a spacious family room highlighted by a beautiful corner stone faced gas fireplace. This lower level provides incredible flexibility for guests, family, hobbies, or entertaining. Step outside and enjoy the large expansive deck, the perfect place to entertain, relax, and soak up the sun. The private backyard is surrounded by mature trees along the fence line, creating a peaceful and secluded outdoor retreat. This home is ideal for those seeking a move in ready bungalow, with the added opportunity to easily modernize and personalize with simple updates such as paint to make it your own. Located close to Chaparral Lake and full lake privileges, this is an outstanding opportunity for those seeking bungalow living in one of Calgary's most desirable lake communities. With 4 bedrooms, year round lake access, a fully finished basement, and energy saving solar panels helping keep utility costs down, this beautifully cared for home offers tremendous value in an exceptional location. A must-see! (Some photos have been digitally altered).