



GRASSROOTS

REALTY GROUP

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**282 Chapalina Terrace SE
Calgary, Alberta**

MLS # A2314813



\$799,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement Refrigerator, Stove, Dishwasher, Washer, Dryer, Video Door bells, Garage exterior video panel, Nest thermostat

Welcome to Lake Chaparral, where family-friendly living meets exceptional flexibility. Offering over 2,800 sq ft of developed living space, this fully RENOVATED home features 3 bedrooms upstairs, a spacious bonus room, and a fully LEGAL basement suite with separate entry. The main and upper levels have been thoughtfully updated with new flooring, fresh paint including flat painted ceilings throughout, renovated bathrooms with heated floors, and a bright modern kitchen featuring quartz countertops and updated appliances. The functional layout offers multiple living spaces and an ideal setup for growing families. Downstairs, the legal 1-bedroom suite adds incredible versatility for extended family, guests, long-term rental income, or short-term rental potential. Additional upgrades include a NEW furnace, central A/C, water softener, water filtration system, permanent exterior lighting, soundproofing enhancements, smart home features, and more. Located in one of Calgary's most sought-after lake communities, you're close to schools, parks, shopping, pathways, and year-round Lake Chaparral amenities. Move-in ready homes with legal suite flexibility and extensive renovations in established lake communities don't come along often. Ask to see the property upgrade brochure!