



**21 Chapalina Park Crescent SE
Calgary, Alberta**

MLS # A2320341

\$700,000



Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: NA

Beautifully maintained with numerous recent upgrades, this 4-bedroom plus flex room, 3.5-bathroom home offers over three levels of functional living space in the desirable lake community of Lake Chaparral. Featuring 9 foot ceilings on both the main floor and professionally developed basement, the home delivers a bright and spacious feel throughout. Major recent improvements provide added value and peace of mind, including a brand-new Napoleon furnace installed last month, new roof (2023), siding and eavestroughs (2021), central air conditioning, water softener, refreshed main floor paint, and premium Bosch, LG, and Kitchen Aid appliances. The south-facing backyard and abundance of windows fill the main floor with natural light throughout the day. Designed for both everyday living and entertaining, the main level features hardwood flooring, a spacious kitchen with quartz countertops, a walk-in pantry, and a large central island. A versatile front flex room provides the perfect space for a home office, playroom, or sitting area, while the main floor laundry room adds everyday convenience. The living room is anchored by a brick-surround gas fireplace, creating a comfortable gathering space for family and friends. Upstairs, three generously sized bedrooms provide comfortable accommodations for family living. The spacious primary suite features a walk-in closet and a well-appointed ensuite complete with a soaker tub, separate shower, and barn door entry. Two additional bedrooms and a full bathroom complete the upper level. The professionally developed basement expands the living space with a large family room, wet bar with raised seating, a fourth bedroom featuring its own walk-in closet, and a full bathroom, making it an ideal space for guests, teenagers, or entertaining. Outside, the professionally landscaped south facing backyard offers multiple areas to

relax and enjoy the outdoors, complete with pergolas, built-in bench seating, and a lower patio that extends the living space through the warmer months. Located within walking distance of the local public school and offering year-round access to Lake Chaparral's private lake amenities, including swimming, skating, and recreation, this move-in-ready home combines functional family living, valuable recent improvements, and an exceptional location in one of Calgary's most sought-after lake communities.