



GRASSROOTS

REALTY GROUP

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150 Chapalina Square SE
Calgary, Alberta

MLS # A2322390



\$424,900

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,351 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 412
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Clean, stylish and completely move-in ready, this beautifully maintained townhome offers the perfect blend of comfort, convenience and lifestyle in the sought-after lake community of Chaparral. Ideally positioned in one of the most desirable locations within the complex, you'll enjoy walkout access to greenspace, sunny outdoor spaces and added privacy. Inside, discover one of the larger floorplans available with spacious living and dining areas centred around a functional kitchen featuring maple cabinetry, stainless steel appliances, a double sink and breakfast bar seating. A conveniently located two-piece bathroom completes the main level. Upstairs, dual primary suites create a highly desirable layout, each offering a walk-in closet and private ensuite bathroom. Laundry is conveniently located between the bedrooms for everyday ease. The lower level provides additional storage and utility space, while the double attached garage and central air conditioning add comfort and practicality year-round. Whether you're enjoying morning coffee on the front terrace, BBQ season on the rear patio or spending summer days at Lake Chaparral, this home delivers an exceptional lifestyle. All just minutes from parks, schools, shopping, restaurants, golf and countless everyday amenities. Fresh, functional and perfectly located - this is low maintenance living done right.