



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225 Chapala Drive SE
Calgary, Alberta

MLS # A2328712



\$749,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage		
Inclusions:	whole house filtration system (as -is)		

Opportunity knocks to own a beautiful home! The home was built with a timeless style, a family in mind, comfortable open spaces and durable finishes. It has a Hardie Board sidings, ten solar panels in placed and a whole house filtration system. The main floor boast an open concept layout seamlessly combining style and functionality: high ceiling, stunning hardwood floors, huge quartz island, stainless steel appliances, and dining area leading to an oversized covered patio. The family room and dining room blend together creating everyday living and entertaining. The upper level features a huge primary bedroom completes with a corner soaker tub, separate shower and an spacious walk-in closet. There are two good sized bedrooms, full bath and a very bright bonus room completes this level. Basement is fully developed with a huge recreational room, a bedroom, storage , laundry room and a full bath. Step outside to a west facing backyard (afternoon & evening sunshine) , beautifully landscaped highlighting a grotto, gazebo, flower garden and a huge covered patio. Unwinding after a long day or hosting guests, this outdoor space will surely brings peace and enjoyment. This home is very much loved and well-cared by this original owner.