



GRASSROOTS
REALTY GROUP

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114 Chapalina Close SE
Calgary, Alberta

MLS # A2331174



\$719,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		
Inclusions:	Central vacuum attachments, Fridge in the garage, Shed		

Welcome to this beautifully updated 5 bedroom, 3.5 bathroom home offering over 2,400 sq. ft. of developed living space in the heart of Chaparral. Perfectly situated just steps from Chaparral School, park, and baseball diamond, this is an unbeatable location for families. The bright, open-concept main floor features 10 foot ceilings, luxury vinyl plank flooring, oversized windows, a spacious living room with fireplace, a functional kitchen with island, dining area, walkthrough pantry, powder room and an attached double garage. Upstairs you'll find three spacious bedrooms, including a primary suite with ensuite plus additional washroom, while the fully developed basement adds two more bedrooms, a versatile rec room, and a full bathroom with heated floors. Enjoy central air conditioning, a sunny south facing backyard, and numerous updates including newer roof shingles, furnace, hot water tank, updated cabinetry, and stylish backsplash. Located in the highly desirable lake community of Chaparral, with schools, shopping, restaurants, and lake amenities just minutes away, this move in ready home is one you won't want to miss.