



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

362 Chapalina Gardens SE
Calgary, Alberta

MLS # A2332043



\$849,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,388 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this exceptional original-owner home in the highly sought-after lake community of Chaparral. This stunning Cardel-built home offers an impressive 3,397 square feet of beautifully developed living space, featuring 5 bedrooms, 4 bathrooms, and a thoughtfully designed floor plan that perfectly balances everyday family living. You'll be captivated by the outstanding curb appeal. A tranquil front waterfall and pond, complete with beautiful fish, creates a peaceful setting and a truly memorable first impression. Imagine unwinding each evening while enjoying the soothing sounds of the water feature before stepping inside. Walk into an open-concept main floor highlighted by 9' ceilings, oversized windows, and an abundance of natural light. Just off the entrance is a spacious executive office featuring elegant French doors and a large feature window. The beautifully appointed kitchen showcases a massive central island with extensive prep space, abundant cabinetry, stainless steel appliances, a tile backsplash, a corner pantry, and generous seating. The adjoining dining area overlooks the beautifully landscaped backyard. The inviting living room features an impressive wall of custom built-ins, offering both stylish display space and practical storage. The functional rear mudroom includes built-in storage, a convenient laundry room with a sink, and direct access to the oversized garage. Upstairs, you'll discover a luxurious primary retreat complete with a spacious walk-in closet and an ensuite featuring an extended vanity, deep soaker tub, and separate shower. Two additional children's bedrooms share a 4-piece bathroom. The current fourth bedroom was originally designed as a bonus room, offering the flexibility to easily convert the space back into a family room should your needs change. The finished basement expands your

living space even further with a spacious rec room, a fifth bedroom featuring custom built-ins and fold-down desks, 3pc bathroom complete with heated tile floors and a custom tiled shower, ample storage, and an incredible theatre room with raised seating that creates the ultimate family movie-night experience. The private backyard oasis features maintenance-free artificial turf, underground sprinklers servicing the garden beds, mature trees, and plenty of space entertaining. The oversized garage has mezzanine storage and a built-in workbench. This home has numerous upgrades, including a new roof (2021), new furnace (2022), oversized hot water tank, custom Hunter Douglas blinds throughout, and full spray-foam insulation installed by Cardel Homes, which provides outstanding energy efficiency, lower utility costs, and enhanced soundproofing between rooms. Located on a desirable street with wonderful neighbors, you'll enjoy being just steps from parks and playgrounds while also benefiting from year-round access to Lake Chaparral, enjoy swimming, kayaking, fishing, skating, and countless community activities. Schools, shopping, restaurants. Come on Buy!