



GRASSROOTS
REALTY GROUP

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234 Chapalina Place SE
Calgary, Alberta

MLS # A2339149



\$559,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: na

****OPEN HOUSE - SATURDAY OCT 17th 12 Noon-2pm. ** DETACHED HOME + DOUBLE ATTACHED GARAGE + LAKE ACCESS UNDER \$560,000!** If you've been waiting for an affordable opportunity to get into Lake Chaparral, this is it. Tucked away on a quiet cul-de-sac, this 3-bedroom home offers over 1,460 sq. ft. above grade, year-round lake privileges and plenty of opportunity to update and make it your own. The main floor features an open-concept layout with a spacious living room and cozy fireplace, plus a functional kitchen with a centre island and corner pantry. Upstairs you'll find three bedrooms, including a primary bedroom with a walk-in closet and full 4-piece ensuite bathroom. the basement is unfinished, giving you plenty of opportunity to add future living space to suit your needs. Outside, enjoy a spacious fully fenced SOUTH yard with a deck, lots of grassy and garden area. The roof and siding are newer and this home has NO poly-b plumbing. The LOCATION is stellar! Enjoy all the benefits of CHAPARRAL LAKE PRIVILEGES, including swimming, boating, fishing and tennis in the summer, plus skating, hockey, ice fishing and tobogganing in the winter. You're close enough to WALK TO THE LAKE as well as walk to Chaparral School and St. Sebastian School plus bus stops just steps away. You're also close to parks, shopping, Blue Devil Golf Club, Fish Creek Park and Sikome Lake, with quick access to stoney trail for an easy commute around the city. This is a fantastic opportunity for first-time buyers, young families or anyone looking for an affordable way into an ESTABLISHED CALGARY LAKE COMMUNITY, while still having the opportunity to update and add value over time. With year-round lake privileges, schools, parks and recreation all nearby, Lake Chaparral offers a lifestyle that's hard to

match at this price point.