



GRASSROOTS
REALTY GROUP

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51 Chapalina Terrace SE
Calgary, Alberta

MLS # A2352848

\$899,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,561 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this beautiful family home ideally situated in the desirable lake community of Lake Chaparral. Backing onto green space and just steps from a park and playground, this home offers the perfect combination of comfort, space, and outdoor living. The main floor features a spacious, open-concept kitchen with elegant quartz countertops and a gas stove, complemented by a bright breakfast nook. The inviting family room boasts a cozy gas fireplace and built-in bookcases, creating the perfect space for relaxing and spending time with family. A private home office and a formal dining room complete the main floor, offering flexibility for working from home and entertaining guests. Upstairs, you'll find a spacious bonus room with vaulted ceilings and a second gas fireplace, along with two generously sized bedrooms. The luxurious primary bedroom features a private ensuite with a deep soaker tub and an oversized separate shower, providing a comfortable retreat at the end of the day. The fully developed basement offers additional living space, complete with an electric fireplace, two more bedrooms, and a full bathroom—ideal for a growing family, guests, or a recreation area. Additional features include central air conditioning for year-round comfort and a roof replaced in 2021. Enjoy exclusive access to Lake Chaparral's private lake and year-round recreational amenities, including fishing, skating, boating, and relaxing summer days at the beach. Don't miss this wonderful opportunity to own a spacious family home. Book your private showing today!