

250 Chapalina Place SE
Calgary, Alberta

MLS # A2165844



\$649,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Neighbours Behind, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Wood Counters		

Inclusions: N/A

Lake living at its finest! Welcome to 250 Chapalina Place. This beautiful house is designed for family living, offering a blend of style, convenience, and community amenities. With almost 2300 square feet of developed space this 3 bedroom home has a fully finished basement, plenty of storage with a warm and comfortable open plan design. The kitchen and eating area have abundant natural light from the garden doors that lead to a deck and a huge fully-landscaped west facing backyard. The kitchen has warm wood countertops and a corner pantry. The open plan living room has a gas fireplace with a wood mantle. Completing the main level is a generous back entrance with laundry and 2 piece powder room. Upstairs, there are three bedrooms. The primary bedroom has a walk-in closet and a jetted soaker tub. The large garage can fit a full-sized truck, providing secure parking and extra storage. A highlight of the property is the massive west-facing backyard that is perfect for kids and entertaining. There is a fire pit, large custom shed, and a 20' X 13' deck accessed through garden doors from the kitchen. There is direct access to a walking path behind the house, ideal for walking dogs. Recent upgrades include a new hot water tank, humidifier, siding, shingles, and gutters in 2022. Located on a quiet street close to schools, this home offers access to Lake Chaparral, where you can enjoy swimming, beaches, basketball, tennis/pickleball, boat rentals, fishing, horseshoe pits, volleyball, BBQs, and skating in the winter. Book a showing today, you'll be impressed by this clean and tidy family home.