

\$719,900 - 134 Chapalina Rise Se, Calgary

MLS® #A2089841

\$719,900

4 Bedroom, 3.00 Bathroom, 2,318 sqft

Residential on 0.11 Acres

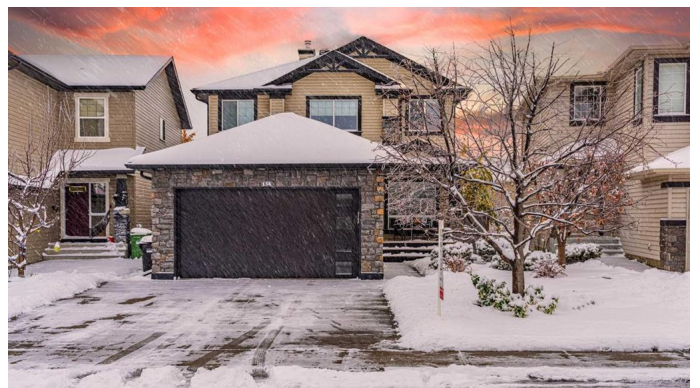
Chaparral, Calgary, Alberta

Welcome to this stunning home that truly has it all! Shows better & bigger in person! (isn't that refreshing!) Prepare to be amazed as you step foot into this spacious, well-designed abode, which has finally hit the market for the very first time. With over 3272 square feet of developed space, this home is perfect for growing families in need of both comfort and style.

As you enter the home, you'll immediately notice the exceptional use of space. The main floor welcomes you with an expansive flex room, ready to be transformed into your dream office, an imaginative play area for the kids, or even a separate family room for those cozy movie nights. Additionally, there is an extra den/flex room that allows for even more versatility.

The heart of this home lies in the open and inviting kitchen, complete with a breakfast bar and an oversized dining nook. Picture yourself effortlessly entertaining family and friends while preparing meals in this beautiful space. Adjacent to the kitchen, a cozy family room awaits, featuring a gas fireplace and built-in feature wall shelving.

Upstairs, you'll discover your own personal retreat in the generous sized primary bedroom. The ensuite bathroom awaits, featuring a separate soaker tub, oversized stand-up shower, plus walk-in closet. With three additional generously sized bedrooms, a main bath, and convenient laundry room, this level



offers the perfect balance between privacy and functionality.

But that's not all - the lower level of this home takes entertainment to the next level. Get ready to host epic game nights and unforgettable gatherings with friends and family. Ample storage space and an additional bedroom await your personal touch and final finishing.

Step outside and be prepared to be wowed by the landscape design specifically tailored for modern, busy families. The patio is perfect for BBQs and sunbathing, while there's plenty of room for a trampoline, games, a playset, and a firepit area with a charming pergola. All of this is surrounded by tall aspen privacy trees, creating a serene and secluded atmosphere.

Summers in this backyard oasis are truly incredible! PLUS - NEW Garage Door, NEWER roof, NEW Microwave Hoodfan, NEWER Washer/Dryer, NEWER Fridge!

Living in the Lake Chaparral community offers a wealth of amenities, including access to the lake, year-round recreation options, and top-notch schools. Chaparral is simply incredible, with endless opportunities for fun and relaxation.

Don't miss out on the chance to make this home your own. Contact us today for a private showing and make your dreams a reality!

Built in 2005

Essential Information

MLS® #	A2089841
Price	\$719,900
Sold Price	\$719,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,318
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	134 Chapalina Rise Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Y4

Amenities

Amenities	Beach Access, Boating, Clubhouse, Gazebo, Golf Course, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Visitor Parking
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Electric, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Many Trees, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 10th, 2023
Days on Market	15
Zoning	R-1
HOA Fees	360.22
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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