

\$724,800 - 44 Chapalina Rise Se, Calgary

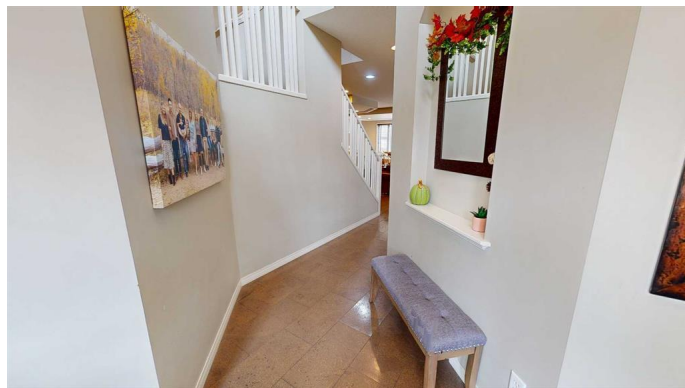
MLS® #A2091177

\$724,800

5 Bedroom, 4.00 Bathroom, 2,267 sqft
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Make your First Visit through the 3D Tour. Inviting and bright with over 3000 sq.ft. of developed living space, this 5 bedroom home provides comfort with every step and is perfect for the growing family. Beautiful exterior curb side appeal with new hardy board siding, a new roof, gemstone lights and an inviting front porch to welcome you home. Upon entry, you will notice a front foyer that feels open and bright with its vaulted ceiling. Follow the cork flooring into the heart of this home to be welcomed by a large open area. The family room enjoys the ambiance provided by a cozy fireplace with tasteful surrounding builtins. In the kitchen, there is an island with a built in sink and a raised breakfast bar that seats 4, a corner pantry, plenty of cupboard space, lots of countertop space and views onto both the dining nook and the family room. The dining nook is brightly lit with window seating and a sliding door that goes out to the backyard. Take the sliding door outside to discover a good sized deck that encourages outdoor gatherings, as well as a spacious yard complete with a good sized shed. Back inside, the large den on the main floor adds for convenience in lifestyle and ease of use as a music room, a home office, or even a study area. Take the main floor stairs up to find a large upstairs that features a relaxing carpeted bonus room that can serve as a private retreat or a gathering area for many. There are three bedrooms upstairs including a spacious primary bedroom with



walk-in closet and a separate bathroom area with ambient skylight, a soaker tub, large shower area, and a toilet with private door. Downstairs you will find two additional bedrooms and another family room area with built-ins and the comfort of carpet underfoot. Other upgrades include Air Conditioning, Water softener, garburator & Vacuflo. Situated in the thriving community of Lake Chaparral, this home has access to Lake Chaparral 365 days a year, is close to schools, major roadways, stores & businesses and Fish Creek Park. Don't wait on this one or it will be gone!

Built in 2005

Essential Information

MLS® #	A2091177
Price	\$724,800
Sold Price	\$724,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,267
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Chapalina Rise Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3X5

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Other, See Remarks, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 20th, 2023
Days on Market	18
Zoning	R-1
HOA Fees	360.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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