

\$699,900 - 40 Chapalina Common Se, Calgary

MLS® #A2136173

\$699,900

3 Bedroom, 3.00 Bathroom, 2,078 sqft

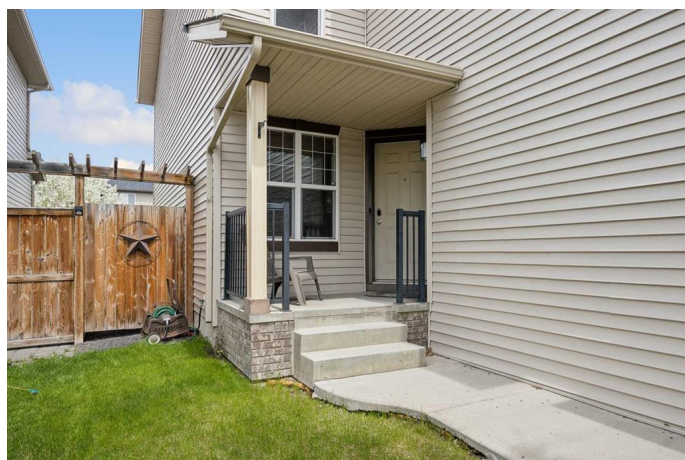
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Welcome to this meticulously maintained two-story gem located in the vibrant community of Chaparral. This beautiful home, lovingly cared for by its original owner, is more than just a residence—it's a haven for family, comfort, and cherished memories.

As you step inside, you'll be greeted by a versatile flex space, perfect for creating your dream playroom, a serene home office, or an elegant formal dining area. The main floor unfolds into an open-concept living area where a spacious kitchen seamlessly connects to a cozy nook and an inviting living room. Here, a corner fireplace flickers with warmth, and granite countertops sparkle, setting the stage for family dinners and lively gatherings. Step outside onto the well-designed back deck, relax in the gazebo-covered hot tub, and enjoy the outdoor bar as you share laughter and make memories under the stars.

Upstairs, convenience and charm go hand in hand. A centrally located laundry room makes everyday chores a breeze. Two generously sized secondary bedrooms offer easy access to a stylish three-piece main bath. The spacious bonus room, with its own corner fireplace, beckons for family movies and cozy game nights. At the top of the stairs, a loft area awaits, ready to become your convenient home office, a delightful craft corner, or a central study space. The luxurious master bedroom is a true retreat, featuring a five-piece ensuite with a soaker tub, a large walk-in closet, and ample space to unwind after a long



day.

Living in Chaparral means embracing a lifestyle enriched with exclusive access to Lake Chaparral and its amenities. Imagine BBQs by the beach, friendly matches on the tennis or pickleball courts, and tranquil afternoons by the lake. With just a six-minute walk to Lake Chaparral Park, and free boat and sporting equipment rentals, your outdoor adventures are always within reach.

This no-animal, no-smoking home is an absolute must-see, a perfect blend of comfort and community. Don't miss your chance to own a piece of paradise in Chaparral, where every day feels like a getaway. Reach out today to schedule your private viewing!

Built in 2005

Essential Information

MLS® #	A2136173
Price	\$699,900
Sold Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,078
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Chapalina Common Se
Subdivision	Chaparral
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 3X3

Amenities

Amenities	Beach Access, Boating, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Other, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 29th, 2024
Days on Market	30
Zoning	R-1
HOA Fees	361.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Central
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