



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

219 Chapalina Place SE
Calgary, Alberta

MLS # A2226432



\$694,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Private,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Nest Thermostat and Nest Doorbell Camera		

OPEN HOUSE - Sun. June 22 - 1:00-3:00pm. Welcome to 219 Chapalina Place SE, nestled in the sought after community of Lake Chaparral. Situated on a quiet cul-de-sac, this home offers an ideal sanctuary for family life. Step inside and enjoy an abundance of natural light, engineered hardwood flooring and an open concept design, perfect for entertaining. The upgraded kitchen is the anchor of the main floor layout and features granite counters, white subway tile, stainless steel appliances (including a gas stove and water/ice to the refrigerator), a large pantry and plenty of room for extra helpers when cooking dinner! Just off the kitchen is a spacious dining area and living room...all of which enjoy beautiful views of the private backyard. A half bath and mudroom complete the main floor. Escape to the 2nd level for a family movie night in the large bonus room, or head down the hall and enjoy the large primary bedroom complete with 4 piece ensuite and walk in closet as well as 2 addl bedrooms and a full bath. The basement has been fully finished with a large rec room and full bath/laundry, as well as the ability to add a bedroom easily, if you wish. After a long day, you'll want to head outdoors to unwind amidst mature trees, a serene water pond, natural gas BBQ line and underground sprinklers for effortless maintenance. Additional updates to the home include Central Air Conditioning, new shingles, siding and garage door. Chaparral is widely sought after for its lake access and associated amenities, as well as the proximity to schools, shopping, restaurants and scenic trails, all of which offer an unparalleled lifestyle for your family's enjoyment. This gem in Chaparral, is ready to welcome you home for the summer!

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