



**GRASSROOTS**  
REALTY GROUP

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## 16 Chapalina Common SE Calgary, Alberta

**MLS # A2230484**



# \$799,999

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,278 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Screen in Basement

A Fresh Start Awaits in Lake Chaparral! Step into this beautifully maintained 4-bedroom, 4-bathroom home nestled in one of Calgary's favourite lake communities. Whether you're looking to settle down, grow your family, or simply enjoy the perks of a vibrant neighbourhood, this home delivers comfort, style, and space in all the right places. From the moment you enter, you'll love the bright and welcoming main floor. A versatile front den offers space for a home office, playroom, or cozy reading nook. The open-concept kitchen, living, and dining area is perfect for everyday living and entertaining, with soaring ceilings, big windows that let in tons of natural light, and a gas fireplace for cozy evenings. The kitchen features a gas stove, direct access to the backyard, and a massive walk-through pantry leading to a well-designed mudroom/laundry space—conveniently located next to the oversized, heated double detached garage. Upstairs, unwind in a true primary retreat with a walk-in closet, 4-piece ensuite, and a deep soaker tub. Two additional bedrooms (including one with a walk-in closet), a full bathroom, and a spacious bonus room offer flexibility and room for everyone. The fully finished basement is ready for movie nights and hangouts, complete with a large rec room, built-in screen, projector wiring, a fourth bedroom, full bath, and dedicated storage. Step outside to your private backyard with a sunny deck—perfect for relaxing or entertaining. You're just a short walk to Lake Chaparral where year-round fun like swimming, skating, and community events await. A nearby path leads to playgrounds and green spaces, and you're minutes from schools, shopping, and more. This isn't just a home—it's where your next chapter begins. Book your showing today!

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