



**GRASSROOTS**  
REALTY GROUP

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**116 Chapalina Crescent SE**  
**Calgary, Alberta**

**MLS # A2247232**



**\$690,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Chaparral  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,695 sq.ft.   | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Level, Low Maintenance Landscape, Private, Rectangular |               |                   |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas                           |
| <b>Floors:</b>     | Carpet, Linoleum                                  |
| <b>Roof:</b>       | Asphalt Shingle                                   |
| <b>Basement:</b>   | Full, Partially Finished                          |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                          |
| <b>Foundation:</b> | Poured Concrete                                   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Walk-In Closet(s) |

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Welcome to this inviting home in the sought-after lake community of Chaparral, where year-round recreation is just steps away. Recently refreshed with new siding and a brand-new roof, it's ready to offer both comfort and peace of mind for years to come. The main floor welcomes you with a bright and comfortable living space, a functional kitchen with plenty of prep and storage space, and a dining area perfect for family meals or casual get-togethers. A handy main-floor laundry and powder room add everyday convenience. Upstairs, the spacious primary suite is a relaxing retreat with its walk-in closet and private ensuite. Two additional bedrooms and a full bath provide room for family or guests, while the large family room is an ideal spot for movie nights or quiet afternoons. The fully finished basement expands your living space with a generous recreation room, extra storage, and another full bathroom—offering flexibility for your lifestyle. Enjoy the benefits of lake access, nearby schools, parks, and shopping, all in a welcoming neighbourhood with a true sense of community. This is more than a house—it's a place to make lasting memories.