



GRASSROOTS
REALTY GROUP

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155 Chapalina Square SE
Calgary, Alberta

MLS # A2251789



\$485,000

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 481
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Tv Mounts

Welcome to this beautifully maintained 1,448 sq. ft. 2-storey end unit townhouse, with an additional 517 sq. ft. of professionally developed basement space, complete with an attached single garage. Offering three bedrooms upstairs and a total of 3.5 bathrooms, this home features 9-ft ceilings, hardwood flooring throughout the main level, central air conditioning, and numerous upgrades including new high-end stainless-steel appliances with a Samsung Family Hub smart fridge, an updated fireplace surround, built-in dining storage, and updated rear entry built-in. The spacious primary suite offers a walk-in closet and ensuite with a double shower, while the flexible basement layout provides a large 4th bedroom with ensuite or a comfortable second family room, complete with generous closet and storage space. Modern smart home features allow you to control heating, cooling, lighting, and door locks remotely if desired. Outside, enjoy a sunny west-facing aggregate patio with gas hookup, perfect for summer evenings, while the end-unit location provides extra privacy as it faces a quiet street with additional parking and green space. This pet-friendly complex also offers residents exclusive year-round access to Lake Chaparral's private amenities, including sandy beaches, swimming, fishing, tennis, skating, and community events, all while being just a short walk to the Gates of Walden shopping amenities. A perfect combination of comfort, style, upgrades, and location makes this home ready to move in and enjoy.