



**GRASSROOTS**  
REALTY GROUP

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**135 Chapalina Square SE**  
**Calgary, Alberta**

**MLS # A2258067**



**\$439,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral              |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,459 sq.ft.           | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Level                  |               |                   |

|                    |  |                   |         |
|--------------------|--|-------------------|---------|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | \$ 480  |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | M-G d44 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Natural Woodwork, See Remarks, Vinyl Windows |                   |         |

**Inclusions:** n/a

Well situated end unit in the highly sought after community of Stonewater within Chaparral. Open floor plan with sleek design and modern finishings that are ideal for entertaining. 3 bedrooms upstairs with 2.5 bathrooms including a bright, spacious primary bedroom with walk-in closet and ensuite with large shower. Dedicated parking with single attached garage.