



GRASSROOTS
REALTY GROUP

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42 Chapalina Way SE
Calgary, Alberta

MLS # A2260105



\$649,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), La		

Heating:	Central, High Efficiency, Make-up Air, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

OPEN HOUSE SATURDAY SEPTEMBER 27TH FROM 3:00 PM TILL 5:00 PM. This lovely home has just been painted new again. The master bedroom will be painted in the next 2 weeks, if you act fast, you can choose the paint color. The home is situated on a quiet street with a west front yard. There are mature trees in the front and gardens in the back yard. Upon entering the home you will be greeted with a grand 2 storey entrance. Tile and carpet (just professionally cleaned) are throughout the home. There is a mud room/laundry just as you walk in from the extra long and oversized garage. A convenient 2 piece powder room is on the main away from the kitchen. The home offers a main floor great room concept which is great for hosting large gatherings. The livingroom is spacious and features and warm and cozy fireplace with mantle. The back door leads to a nice rear deck for entertaining during the summer months and you can bbq all year round. Upstairs you'll find 3 well appointed bedrooms with west facing windows. The master bedroom is east facing and features both a generous walkin closet and spa like ensuite. The jetted tub is a great way to relax after a long hard days work. A third bathroom (4 piece) is also located on the 2nd floor to address the 2nd and 3rd bedrooms. In the lower level you'll find a spacious 4th bedroom with a bathroom roughed in right beside it. The family room is great for movies and gaming. Come view the property Saturday September 27th 3:00pm till 5:00pm and see if it is the right house for you.