



GRASSROOTS
REALTY GROUP

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40 Chapalina Crescent SE
Calgary, Alberta

MLS # A2266225



\$645,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully renovated home in the desirable lake community of Chaparral. This charming property features four bedrooms, three bathrooms, and a fully developed basement, offering plenty of space for the whole family. The kitchen has been completely redone with new countertops, cabinetry, and flooring, complemented by fresh trim and modern finishes throughout. Ideally located just a few blocks from two schools, this home also provides lake access and is only minutes from two major shopping districts. Commuting is a breeze with easy access to Stoney Trail and Macleod Trail, and the YMCA recreation facility is just a short drive away. This move-in-ready home combines modern style with an unbeatable location—perfect for families or anyone looking to enjoy the best of Chaparral living.