



GRASSROOTS
REALTY GROUP

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82 Chapalina Close SE
Calgary, Alberta

MLS # A2271159



\$685,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Lake, Landscaped, Lawn, Level, Private, Rectangular		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Inclusions: Dresser in primary, wardrobe in bonus room, cabinets in LR

Welcome to this stunning family home in the highly desirable community of Lake Chaparral. Offering over 2,000 sq. ft. of beautifully updated living space, this property showcases a bright, modern open floor plan centered around an upgraded kitchen with a pantry, granite countertops, a large island, and clear sightlines into the cozy family room featuring a natural gas fireplace. A versatile main-floor flex room provides the ideal space for a home office or den. Upstairs, you'll find three generous bedrooms, an oversized bonus room that can easily function as a fourth bedroom, a convenient upper-level laundry room, and a fully renovated 4-piece bathroom complete with modern fixtures, impressive tile work, heated floors, and a floating vanity. The spacious primary suite includes a walk-in closet and a luxurious 5-piece ensuite. Step outside to an exceptional backyard designed for both relaxation and entertaining. Enjoy multiple outdoor living spaces, including a large deck, BBQ area with natural gas hookups, a hot tub, and unbeatable southwest exposure offering beautiful mountain views. This home is loaded with upgrades: flat ceilings, fresh paint throughout, pot lights, air conditioning, a sprinkler system, aggregate driveway, powered storage shed, newer roof (2 years old), hardwood flooring, and several updated windows and patio doors. Located within walking distance to playgrounds, sports fields, and a school, this is the perfect family home in an unbeatable location.