



GRASSROOTS
REALTY GROUP

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**30 Chapalina Park Crescent SE
Calgary, Alberta**

MLS # A2271977



\$715,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Climbing Built in the Basement, Hot Tub

Welcome to this well-maintained family home in Lake Chaparral, offering over 2,436 sq ft of total finished living space, with a bright and practical layout, plus full access to the year-round lake amenities. The main floor features an open living area, a functional kitchen with plenty of storage, and a dining space that leads directly to a large backyard deck—ideal for everyday living and entertaining. Upstairs offers three comfortable bedrooms, including a spacious primary suite with a walk-in closet, private ensuite, and upgraded automatic blinds. A versatile bonus room adds flexibility for work or family use. The finished basement provides a cozy recreation room, an additional bedroom, and a full bathroom. The home has seen valuable updates including a newer hot water tank, a new furnace with humidifier and UV air purification (2025), new dishwasher, microwave, and kitchen faucet (2025), automatic blinds on the main floor and primary ensuite, CCTV system, a newly installed water softener, replaced roof and siding, and air conditioning for added summer comfort. Outside, a convenient shed provides extra storage for tools and equipment, and the attached double garage completes this practical family home. Situated on a quiet, family-friendly street close to schools, parks, shopping, and Lake Chaparral facilities, this property offers comfort, convenience, and an excellent community lifestyle.