



GRASSROOTS
REALTY GROUP

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117 Chapalina Close SE
Calgary, Alberta

MLS # A2272067



\$739,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Recessed Lighting		

Inclusions: Shed

NEW PRICE!!! Welcome to this quiet circle in the desirable Lake Chaparral community, this beautifully renovated 4-bedroom home offers the perfect blend of comfort, style, and year-round recreation. Just steps from the community's exclusive 28-acre lake, enjoy sunny days swimming, paddleboarding, or unwinding by the water—and winter afternoons skating and making cozy outdoor memories. Inside, the main floor showcases an open-concept design featuring a renovated kitchen with granite countertops, hardwood floors, a pantry, modern lighting, and a flex/dining room. A striking stone corner fireplace anchors the living space, while French doors lead to a large private deck overlooking a spacious, low-maintenance backyard with artificial turf—perfect for entertaining or simply relaxing at day's end. Upstairs, brand-new carpet adds warmth to a generous bonus room, a spacious primary retreat with walk-in closet and ensuite, two additional bedrooms, and a full 4-piece bathroom. The fully developed lower level offers exceptional versatility with a large recreation room, an additional bedroom, a 4-piece bathroom, a den, and plenty of storage. Lake Chaparral is known for its vibrant lifestyle, offering excellent schools, shopping, playgrounds, green spaces, and scenic walking and cycling paths. Ideal for families, pet lovers, and outdoor enthusiasts alike, this home delivers everyday convenience wrapped in a peaceful, retreat-like setting. Don't miss out—call to schedule your viewing today!