



GRASSROOTS
REALTY GROUP

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195 Chapalina Terrace SE
Calgary, Alberta

MLS # A2277812



\$700,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, See Remarks, Soaking Tub		

Inclusions: Bonus Room Couch (Custom Built For Room), World Map on wall in family room

**** Open House Saturday January 17th from 11:30 AM - 1 PM! **** Welcome to Chaparral, a vibrant lake community known for year-round recreation and top-rated schools. Ideally located within easy walking distance to Chaparral School, this beautifully updated home has been thoughtfully refreshed both inside and out. An inviting front porch welcomes you into this 2,000+ sq. ft. residence, offering a functional and family-friendly layout. A spacious front office leads seamlessly into the family room and chef's kitchen, complete with a large dining area that opens to the beautifully landscaped backyard—perfect for everyday living and entertaining alike. This exceptionally well maintained home features main and upper levels flooded with natural sunlight throughout the day, and showcase luxury vinyl plank flooring installed in 2018, classic shutters (2016), and a laundry room with an abundance of California Closet enhanced storage - check out behind the door. Additional windows added in 2021—including a bright upper landing window—enhance the home's airy feel. Fresh paint throughout (2021) and a new front door (2021) add to the welcoming first impression. The upper level offers a convenient office nook, a huge bonus room with mountain views, three generously sized bedrooms including a beautiful primary bedroom that includes a gorgeous primary ensuite and a closet re-designed by California Closets. The well-appointed kitchen features a new stove (2026) and refrigerator (2024), and a large California Closets designed pantry providing exceptional organization and convenience. All bathrooms have been renovated, highlighted by a fabulous large ensuite with heated floors (2021). The fully developed lower level includes a large bedroom, an additional bathroom, a spacious recreation room, and a generous storage

area—offering flexible space for guests, teens, or hobbies. Outdoor living is equally impressive, featuring a stamped concrete patio, updated landscaping (2022). Major upgrades such as a new roof (2021) provide peace of mind for years to come. This move-in-ready home blends modern updates, smart design, and an unbeatable location in one of Chaparral’s most desirable settings—an outstanding opportunity for today’s discerning buyer.