



GRASSROOTS
REALTY GROUP

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239 Chapalina Place SE
Calgary, Alberta

MLS # A2280443



\$635,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,548 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	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:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	NONE		

HOME SWEET HOME! Enjoy contemporary LAKE COMMUNITY LIVING in this extraordinary, fully developed 2 storey family home desirably located on a spacious lot on a family friendly cul-de-sac close to Chaparral lake. Heading inside you will instantly notice the flawless, bright, open concept floor plan offering a beautifully maintained living space with sophisticated finishing's. The main floor features a spacious, sun-drenched living room flooded in natural sunlight complimented by a cozy gas fireplace, formal dining area, foyer, convenient and functional laundry room with folding tables, cabinets and folding area, a 2 piece vanity bathroom and the modern chef's kitchen complete with stainless steel appliances, gleaming countertops, a large island with a breakfast bar, ample cabinetry, a convenient corner pantry to help with all your kitchen storage needs and access to the deck and backyard. Upstairs, you will find 2 great-sized bedrooms, a stylish 4 piece bathroom and the stunning primary bedroom complete with a walk-in closet and a charming 4 piece ensuite bathroom. The thermostat is Wi Fi enabled. The FULLY FINISHED BASEMENT contains another full bathroom, a huge 4th bedroom perfect for a growing family, large recreation/ living room and a utility room with all the storage space you could desire. Outside, features the double attached garage with 2 additional driveway parking spots and the large, fully landscaped and fenced backyard with a large deck and fire pit providing you with your own private oasis. This INCREDIBLE LOCATION is close to schools, parks/greenspaces, private Chaparral lake with beach access and recreation facility privileges, Blue Devil Golf Course for all the golf enthusiasts, public transportation, shopping and quick access to Stoney Trail. Don't miss out on this GEM, book your private viewing today!

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