



**15 Chapalina Close SE
Calgary, Alberta**

MLS # A2282232



\$715,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,120 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Landscaped, Pie Shaped Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | Play Structure in back yard, Projector in bonus room (as is), Shed, Garage Heater | | |

Welcome to this beautifully maintained 3+1 bedroom, 3.5 bathroom two-storey home in the sought-after lake community of Chaparral in Calgary's southeast, offering space, comfort, and year-round lifestyle perks for the whole family. Step inside to a bright and functional main floor featuring a combination of tile and hardwood flooring. At the front of the home, a versatile flex room provides the perfect space for a home office, playroom, or cozy sitting area. The back of the home opens into a welcoming great room layout, where the living, kitchen, and dining areas flow seamlessly together — ideal for both everyday living and entertaining. The living room is anchored by a corner gas fireplace, while large windows fill the space with natural light. The kitchen is designed with both style and practicality in mind, offering granite countertops, stainless steel appliances, a central island with raised breakfast bar, and a corner pantry for extra storage. From the dining area, doors lead directly to the backyard, making summer BBQs and indoor-outdoor living a breeze. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms, including a relaxing primary retreat with a walk-in closet and a luxurious 5-piece ensuite featuring a soaking tub — the perfect place to unwind at the end of the day. Two additional bedrooms share a well-appointed 4-piece bathroom. This level also includes upper floor laundry and a generous bonus room, ideal for movie nights or a kids' hangout space. The fully finished basement adds even more living space with a fourth bedroom, a rec room with double doors, another 4-piece bathroom, and plenty of storage and utility space. Situated on a corner pie-shaped lot, the outdoor space is just as impressive. The large backyard features a deck, storage shed, and plenty of room for

kids and pets to play. Living in Chaparral means enjoying Lake Chaparral's 4-season amenities, including swimming, skating, and year-round community events. With schools, parks, and pathways within walking distance, plus convenient access to shopping and major routes via Stoney Trail and Macleod Trail, this location truly has it all. This is the perfect blend of space, function, and lifestyle in one of Calgary's most desirable lake communities.