



GRASSROOTS
REALTY GROUP

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214 Chapalina Court SE
Calgary, Alberta

MLS # A2282838



\$899,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,743 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Level, Many Trees, Pie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Refridgerator 21 cu ft in pantry area. Hot Tub "as is". Larger Shed "as is"

Welcome to one of the best family homes in Lake Chaparral. Tucked away on a quiet bay with only six other homes, this property offers privacy, space, and an incredible lifestyle — all just a short walk to the lake. This is a true six-bedroom home, offering over 2,700 square feet above grade, plus a fully developed basement with more than 1,200 additional square feet. Even better, the major upgrades are already done. Over the past three years, the home has been updated with new luxury vinyl plank flooring, new carpet in the bedrooms, two new furnaces, a new hot water tank, a new roof, a new garage door opener, and quartz countertops in all bathrooms — Front and Back GEMSTONE LIGHTING, making this a move-in-ready home you can feel confident in. As you enter, you’re welcomed by a large foyer with a double-door closet and plenty of room for family and guests. Just off the entry is a flexible open office or formal dining space, perfect for working from home or entertaining. The home opens into a massive great room, anchored by a gas fireplace with a custom cabinet surround and built-in shelving — the perfect place to gather. The wide-open kitchen is designed for real life, featuring white cabinetry, granite countertops, stainless steel appliances, deep pot and pan drawers, and a huge island with a raised eating bar that comfortably seats five. With 9-foot ceilings on both the main floor and basement and large windows throughout, the home feels bright and open. Upstairs are four spacious bedrooms, including an oversized primary retreat. The spa-inspired ensuite features quartz countertops, dual undermount sinks in a 9-foot vanity, a corner soaker tub with frosted windows, and a 6-foot glass-enclosed shower with dual shower heads and four body sprays. A large walk-in closet completes the space. The additional

bedrooms are generously sized, including one with its own walk-in closet, and the main bathroom offers a double vanity, ideal for busy mornings. The fully developed basement includes two more bedrooms and a huge recreation area, all with 9-foot ceilings, making it feel like a true extension of the home. Outside, the pie-shaped lot really stands out. The beautifully landscaped yard features an 18 by 18 deck, brick patio, hot tub, large shed, mature gardens, and 19 full-sized trees. An irrigation system services both the front and backyard, keeping everything lush and low maintenance. And the location is hard to beat. Lake Chaparral offers year-round lake access with swimming, skating, fishing, and community events. You're just a short walk to the lake and steps from Save-On-Foods, Shoppers Drug Mart, restaurants, gas stations, liquor store, and a car wash. Six bedrooms. Quiet bay location. Major upgrades complete. Lake living at its best. Owners are both licensed Real Estate Agents in the Province of Alberta.