



GRASSROOTS
REALTY GROUP

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157 Chapalina Close SE
Calgary, Alberta

MLS # A2287488



\$699,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,794 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Level, Str		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		
Inclusions:	N/A		

LOCATION, LOCATION, LOCATION! One giant step for mankind, and about 400 steps to the elementary school, field, and playground. Welcome to this spacious family home in the premier lake community of Lake Chaparral, offering over 2,300 sq.ft. of total developed living space, 4 bedrooms, and 2.5 baths. A bright, oversized vaulted foyer welcomes you in with plenty of space. The diagonal hardwood is a standout upgrade that adds warmth, character, and visual interest. The open main floor offers excellent flow for everyday living and entertaining. The kitchen features maple cabinetry, a corner pantry, ample prep space, and a central island with breakfast bar, with large windows overlooking the backyard. A cozy corner gas fireplace anchors the living room, while main floor laundry, mudroom, and a powder room complete this level. Upstairs, enjoy a massive bonus room set apart from the bedrooms, plus 3 bedrooms and the main bath, highlighted by a spacious primary bedroom with walk-in closet and ensuite featuring a deep soaker tub and separate shower. The fully developed basement adds a large recreation space, an oversized fourth bedroom, a bathroom rough-in for future completion, and excellent storage. Quiet street, not on a main road, with easy access in and out of the community, and walking distance to schools, the lake, transit, and shopping. Enjoy Lake Chaparral's year-round lifestyle with beach, pathways, playgrounds, courts, clubhouse events, and more, plus Fish Creek Park, Wolf Willow Dog Park, and Blue Devil Golf Course nearby. A solid home with a smart layout, ready for your personal style. They don't build them like this anymore: real space, inside and out.