



**141 Chapalina Heights SE
Calgary, Alberta**

MLS # A2296668



\$749,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	2006 (20 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 Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	(All) Light Fixtures		

Welcome to this beautifully updated home in the sought-after lake community of Lake Chaparral, offering the perfect balance of lifestyle, comfort, and convenience. Ideally located just one block from green space and only a short walk to the lake, this property provides year-round recreation right at your doorstep. Thoughtfully maintained and upgraded, the home features new siding and roof (2019), fresh paint (2022), central air conditioning, and a brand new fridge and dishwasher, new humidifier, professionally serviced furnace, along with a washer and dryer updated in 2023—allowing you to move in with confidence and ease. The main floor is designed for both everyday living and effortless entertaining, featuring an open-concept layout anchored by a stunning living room with vaulted ceilings and a cozy gas fireplace. A dedicated main floor office offers the perfect work-from-home setup, while the spacious kitchen is complemented by a walk-in pantry and seamless flow into the dining and living areas. A functional mudroom with custom built-ins and convenient main floor laundry enhance the home’s thoughtful design and organization. Upstairs, retreat to the spacious primary suite complete with a walk-in closet and a large, private ensuite designed for relaxation. Two additional generously sized bedrooms and an expansive bonus room provide the perfect space for growing families. The fully developed basement (2018) extends your living space with a large family room featuring a wet bar, an additional bedroom, full bathroom, and a dedicated area ideal for a home gym. Outside, enjoy a sun-filled south-facing backyard with a large deck and ample yard space—perfect for summer entertaining and family gatherings.