



**32 Chapalina Common SE
Calgary, Alberta**

MLS # A2297338



\$750,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stone, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Double Vanity, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautifully upgraded 1,896 sq. ft. family home in the sought-after lake community of Chaparral, offering a perfect blend of function, comfort, and personality. Featuring air conditioning, an insulated and heated garage, durable LPN siding, and a newer roof (2017), this home has been thoughtfully maintained and extensively renovated throughout. The custom kitchen is designed for both everyday living and entertaining, with extensive counter space, streamlined appliances, and a premium 36" gas range and oven and cabinets with Swedish Door Co. custom cabinet doors and panels.. A mudroom with built-in storage adds practical organization for busy families. Upstairs, the primary suite features a walk-in closet with custom storage and an updated ensuite with dual vanity, and a spacious custom 4x4 shower. New windows in key areas enhance natural light and ventilation, complemented by custom blinds throughout. A 4th bedroom with built-in double bunk beds add a fun and functional touch for kids or teens (this can also easily be converted back to a Bonus Room. The fully developed basement offers a large, versatile rumpus room ideal for a home theatre, games, or music space, along with excellent storage including a cold room and under-stair space. Outside, enjoy a family-friendly yard with a dugout trampoline, basketball hoop, dog run, doghouse, and shed, plus Gemstone lighting for year-round curb appeal. Located just two blocks from Chaparral School for an easy walk, this home also includes full lake access and is close to a Catholic elementary school. With plenty of street parking and a layout that stands out from the typical cookie-cutter home, this is a rare opportunity in a great location.