



**127 Chapalina Crescent SE
Calgary, Alberta**

MLS # A2298205



\$649,999

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage		
Inclusions:	N/A		

Tucked onto a quiet, family friendly street in the beautiful Lake Chaparral, this fully developed 2 storey home delivers the kind of space, upgrades, and backyard setting that's hard to find. With over 2,300 sq ft of total developed space, this home offers tasteful renovations and pride of ownership throughout. The main floor has been completely elevated with a professionally renovated kitchen space, featuring quartz countertops, upgraded lighting, high-end appliances, built-in microwave, ceiling height shaker style cabinets and clever storage including deep appliance drawers. The layout flows into a bright living area with corner feature gas fireplace and dining space with soaring ceilings and oversized windows that bring in natural light year-round. A convenient laundry room/mudroom and 2 piece bath complete the level. Upstairs, you'll find 3 bedrooms including a spacious primary retreat that easily fits a king-sized bed, complete with a walk-in closet and a refreshed ensuite with huge corner soaker tub. The additional bedrooms are generous and ideal for growing families. The fully finished basement adds additional versatility with a large rec room, fourth bedroom, full bathroom, and extra storage, ideal for guests, teens, or multi-purpose living. Where this home truly stands out is the backyard. Private, quiet, and lined with mature aspens, there are no direct rear neighbour allowing endless hours of afternoon sun. There's alley access, plus the everyday convenience of back-lane garbage pickup. The yard itself is built for enjoyment, featuring raspberry bushes, a custom-built playhouse, and plenty of room to relax or entertain. Major updates have all been taken care of in the past 5 years, including the furnace, hot water tank, roof, and the addition of A/C. Durable German-made scratch-resistant flooring runs throughout, and bathrooms have been

tastefully refreshed with a modern, bright feel. All of this in one of Calgary's most established lake communities offering unlimited access to Chaparral Lake with tons of green space, and a true community feel. Enjoy summer beach days, winter skating and ice fishing, plus year-round programs and events. And with 2 schools nearby (one just a 5 minute walk), parks, playgrounds, and amenities all close by, the location checks every box. This Chaparral home checks the boxes buyers are waiting for!