



**48 Chapalina Manor SE
Calgary, Alberta**

MLS # A2140495



\$689,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,759 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Open House cancelled. Quick Possession Available! Lake Chaparral- Beautiful 1759 sq. ft. home with 4 bedrooms, 3 1/2 bathrooms, bonus room, fully finished basement, and a double attached garage! Excellent location on a quiet cul-de-sac in the Lake Chaparral Community that offers exceptional amenities, including a private lake with beaches, fishing, boating, tennis courts, playgrounds, and a welcoming clubhouse. The home's wide-open main floor plan features: a spacious front entry, 2-piece bathroom, a gorgeous white kitchen with gas stove, granite counters, updated fridge and dishwasher, a spacious family sized dining nook, great room with gas fireplace, and convenient main floor laundry. Upstairs you are greeted with a unique split staircase with a huge bonus room on one side and the 3 bedrooms and 2 full bathrooms on the other. The beautiful owner's suite includes a 4-piece ensuite with soaker tub and separate shower, and a walk-in closet. Basement is fully finished with a rec room, 4th bedroom (wardrobe included) with 3-piece ensuite bath and lots of storage. Loads of extras in this house like; central AC, 2-year-old furnace, new hot water tank, recent (2022) roof, eavestroughs, fascia, metal accent cladding, Gemstone exterior lights, irrigation system, and luxury vinyl plank floors throughout. The private backyard is fully fenced and landscaped with a large deck, dog run, and convenient rear alley access. This is a great location on a quiet street with a short walk to the lake and schools.