



**353 Chapalina Terrace SE
Calgary, Alberta**

MLS # A2142193



\$809,999

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,203 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Rectang		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows

Inclusions: Call Lister for Details

Step into the epitome of peaceful living with this exquisite 5-bedroom, 3.5-bathroom residence, spanning approximately 3,200 sq. ft. of living space, including a finished basement. Nestled on a sprawling 4,800 sq. ft. lot in the highly sought-after community of Chaparral, just minutes away from Fish Creek Provincial Park, this home offers a serene retreat from the city's hustle and bustle. Upon entry, you're greeted by a well-kept two-story layout designed to maximize space and comfort. The main level boasts an open floor plan where the living room, kitchen, and dining area blend seamlessly, creating an inviting atmosphere ideal for both everyday living and entertaining. Additional space is provided by a den or formal sitting area, perfect for hosting family dinners or gatherings. Large windows throughout flood the interior with natural light, enhancing the cheerful ambiance of the home. Convenience is key with a main floor laundry room, while a spacious dining area and stylish two-piece bathroom complete the main level's offerings. Ascend the stairs to discover four generously sized bedrooms and two full bathrooms on the second floor. The primary bedroom serves as a luxurious sanctuary, featuring a customized ensuite with modern fixtures, a separate shower, and ample vanity space. A sizable walk-in closet ensures plenty of storage, while the remaining three well-appointed bedrooms share a four-piece bathroom adorned with contemporary finishes. Throughout the home, abundant windows ensure that every corner is bathed in sunlight, creating a warm and welcoming atmosphere. Step outside onto the expansive deck, perfect for hosting summer BBQs or simply enjoying the outdoors while watching children play in the large yard. Recent updates, including a new roof installed in 2021, provide peace of mind and added comfort for years to come. The

lower level offers additional amenities, including another bedroom, a full four-piece bathroom, a convenient wet bar, and a versatile recreation space—ideal for entertaining guests or enjoying quality family time. This level also boasts built-in speakers and a projector, enhancing the entertainment options available. Located within walking distance to schools, parks, playgrounds, public transportation, and a shopping center, this home offers unparalleled convenience. Residents can also enjoy year-round access to the nearby lake, offering a variety of recreational activities such as swimming, fishing, tennis, basketball, beach volleyball, and ice skating during the winter months—an ideal setting for outdoor enthusiasts of all ages. In summary, this property represents a rare opportunity to own a superb family home with a host of desirable features in one of Chaparral's most coveted locations. Experience luxurious tranquility in Chaparral, Calgary—a haven where modern comfort meets the natural beauty of the surrounding landscape. Schedule your viewing today with your favourite realtor and make your homeownership dreams a reality!