



**259 Chapalina Terrace SE
Calgary, Alberta**

MLS # A2153403



\$681,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: **Property is sold as is, where is, at time of possession. No warranties or representations.**

Property is sold as is, where is, at time of possession. No warranties or representations. Detached 2 storey family home with full access to all of the amenities of Lake Chaparral! You'll be sure to appreciate everything this desirable Lake Chaparral location has to offer with two schools, playgrounds, parks, and shopping all within walking distance. This 4 bedroom, 3.5 bathroom 2 storey is fully developed on all three levels. The main floor features a thoughtfully designed kitchen with breakfast bar and corner pantry, an adjacent dining area, an inviting living room with gas fireplace, a sunny flex room that makes a perfect den/office area and a 2 pc bathroom. Upstairs you will find a spacious bonus room with tons of natural light, an oversized landing area (that would be perfect for your kid's play space or to do their homework), a convenient laundry room, primary bedroom with 5 piece ensuite bathroom and walk-in closet, two more generous sized bedrooms, and a 4 piece main bathroom. The basement is fully developed with a 4th bedroom, 4 piece bathroom, utility room with ample storage, a family room and a games area. The private backyard with upper deck and lower patio area provides a wonderful outdoor living space. Schedule your private viewing today!