



**59 Chapalina Close SE
Calgary, Alberta**

MLS # A2172225



\$769,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,168 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Gazebo, Front Yard, Irregular Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage		

Inclusions: Garden Shed, Gazebo

What a wonderful location for this fabulous home in Chaparral. Watch your children go to school and play on the fabulous green space just right across the street. This home features four generous size bedrooms, a fabulous open floor plan on the main and also a main floor den/office for those working from home. Gorgeous luxury vinyl plank flooring was recently installed on the main and upper floors, new garage door and opener in 2022, and a new hot water tank in 2021. This home features Central Air Conditioning for year round comfort, a Telus security system that has doorbell camera and thermostat, underground sprinkler system. There is also a huge bonus room on the upper level and a fabulous recreation room with a home theatre and exercise area; huge amount of storage in the basement. This wonderful community has walking/cycling pathways and you also have lake access for year round recreational activities. If you are a golf enthusiast you have two wonderful golf courses to choose from along with ease of access to Macleod Trail and Stoney Trail nearby. Be the first to view call for your private viewing today.