



245 Chapalina Mews SE
Calgary, Alberta

MLS # A2173885



\$775,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,228 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Window Coverings

Welcome to this STUNNING 2-storey home built by Cardel Homes in desirable Chaparral, for sale by the original owner. Enjoy summers sunbathing, swimming, boating or playing on the different courts and winters skating on Lake Chaparral which offers year-round activities for the perfect family lifestyle. Located on a cul-de-sac, close to the lake, schools and shops. VERY UPGRADED with 9 foot ceilings, Travertine floors on main flr and baths, Maple Hardwood in den/great room. Open den off a spacious foyer. GORGEOUS great room, with 18 foot ceiling and HUGE SE facing windows (bringing in tons of natural light as well as heating up the house in the winter, saving on bills), featuring a STONE Fireplace. STRIKING kitchen with ebony-stained cabinets with crown, upgraded Electrolux and Maytag Stainless Steel appliances, glass &stainless mosaic backsplash, QUARTZ countertops , HUGE ISLAND with stool bar and bright dining area, LARGE sliding doors & windows to patio deck. Walk-through pantry to BIG laundry/mudroom and 2-pce bath. You'll love the modern ambiance with new LED lighting throughout all main floor and corridors. Upstairs you will find the IMPRESSIVE MASTER & 4-pce ensuite with 10mm GLASS SHOWER with seat, RAIN showerhead, SKYLIGHT , dual sink vanity featuring quartz counters plus a big walk-in closet, 2 LARGE kids rooms & 4pce bath with soaker tub and quartz counter, as well as the EXPANSIVE 4th bedroom/bonus room featuring 10 foot VAULTED ceiling and LARGE windows overlooking the cul-de-sac. Undeveloped fully insulated bsmt with R/I plumbing, 2 BIG windows, CENTRAL VAC. HUGE PIE LOT with SE backyard exposure, deck with gas line, EXPOSED AGGREGATE driveway & double attached garage. NEW HOT WATER TANK (January2024) , as well as BRAND NEW ROOF (October 2024), FRESHLY PAINTED

inside and out (fence, porch, deck, garage) Located steps to golf courses, parks, river trails and beautiful pathways, quick and convenient access to shopping, Macleod and Stoney Trail as well as South Health Campus and Deerfoot Tr, this makes the perfect home!