



**119 Chapalina Mews SE  
Calgary, Alberta**

**MLS # A2177780**



**\$810,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,442 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Electric Heater in the Garage, Backyard Storage Shed, Storage Shelving above the garage door in the garage

Discover the inviting charm of this well-maintained, large 2,442 sq ft home located on a quiet cul-de-sac in Lake Chaparral! This spacious property offers 3 bedrooms upstairs, a main floor office, and a fully finished basement with 2 additional bedrooms and a rec room, creating an ideal layout for family living. The main floor features an upgraded kitchen with quartz countertops, new appliances, and a large walkthrough pantry, alongside a cozy living room with a fireplace and 9-ft ceilings. Upstairs, enjoy the large bonus room with vaulted ceilings and a bright skylight, plus a spacious primary bedroom with a double vanity ensuite. Outdoors, a huge deck and beautifully landscaped backyard provide the perfect setting for relaxation and entertaining, with a convenient tool shed for extra storage. Plus, a nearby playground adds even more family-friendly appeal. Recent improvements include new roof shingles, siding, gutters, a new garage door, a recently replaced hot water tank, and washer & dryer, along with an oversized, heated garage to keep you comfortable through winter. Located just a short drive from Fish Creek Park and Blue Devil Golf Course, with easy access to Stoney Trail, Deerfoot Trail, and Macleod Trail, this home combines space, comfort, and an unbeatable location in a community with year-round lake access, parks, and tennis courts.