



**14 Chapalina Green SE  
Calgary, Alberta**

**MLS # A2178722**



**\$899,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Greenbelt, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Shed

Have you been searching for the perfect Bungalow in a lake community? Search no more! From the moment you enter 14 Chapalina Green SE you will feel at home. The uniqueness of this former show home and the pride of ownership makes this the perfect move in ready choice for discerning buyers who are looking for quality, comfort and peace of mind in an established community. The layout is ideal for entertaining with the spacious kitchen, living room and dining room in a convenient, open cluster. The kitchen has plenty of maple cabinets with updated Hanstone Quartz Countertops, a large island with eating bar, big pantry and luxury vinyl plank flooring. The Fridge and stove have been updated (2018). The living room is warmed by a beautiful gas fireplace. There is a main floor den/flex room plus an office/computer station, on the main floor, to accommodate professionals who work from home. The home offers ethernet wiring and is wired for sound and has speakers throughout. The luxury primary bedroom offers a 5-piece ensuite with a steam shower, oversized soaker tub, heated tile flooring, walk in closets and his and her vanities to promote harmony on busy mornings. The lower level offers a large family room with gas fireplace and rough in for a wet bar, a 4-piece bathroom and 2 generous bedrooms with large windows. The oversized double attached garage is complimented by a curved driveway that offers additional parking. The beautifully landscaped yard is fully fenced and has a large concrete patio for outdoor entertaining. For your peace of mind and enjoyment the shingles, flashing and gutters were redone in 2022. A hydrojet water heater was installed in 2018. Garage doors were replaced in 2023, and a custom blind package was added in 2018. The main floor vinyl plank, carpet and fresh paint were done in 2018. The fence was also recently painted.

You can just sit back and enjoy! This home is very well located in the community siding green space leading to the park. It offers quick access to major traffic routes and is close to many amenities including banks, Shoppers Drug Mart, Save on Foods, restaurants, and Starbucks. This truly is an outstanding home that will appeal to all ages. Whether you are looking for your forever retirement home that is close to the lake and parks for creating memories with grandkids, or have teenagers that want their own space and want to skate, swim and enjoy the fun at the lake or are a professional couple looking for a timeless but modern home with all the right rooms to work from home, you need to add this home to your shopping list! Don't be disappointed. Call your favorite agent and book your private viewing today! Homes like this don't come along very often!