

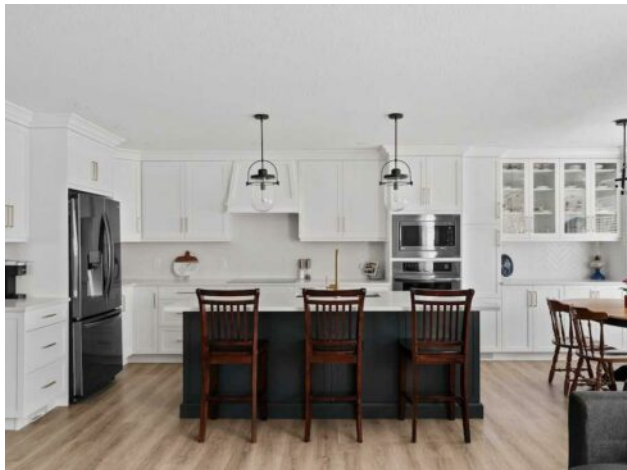


GRASSROOTS
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69 Chapalina Manor SE
Calgary, Alberta

MLS # A2205856



\$749,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	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:	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Stone Counters		

Inclusions: Floating picture/bookshelves in living room and upstairs spare room, garden shed

This beautifully renovated home in the heart of Chaparral offers a rare combination of luxury, functionality, and craftsmanship. Situated on a beautifully landscaped 5,000 sq. ft. pie-shaped lot, this meticulously updated home boasts over 2,600 sq. ft. of fully developed living space with 4 bedrooms, 2.5 bathrooms, 2 living areas, a main-level office, and modern upgrades throughout. The main floor has been completely renovated to offer a contemporary aesthetic. Durable luxury vinyl plank flooring flows seamlessly throughout, while large rear-facing windows fill the home with natural light from morning to evening. The open-concept design allows the kitchen to overlook both the dining and living areas—ideal for entertaining guests or keeping an eye on young children. The stunning kitchen, renovated in 2022 by Legacy Kitchens, is a chef’s dream. It features full-height white shaker cabinets, an oversized island, quartz countertops, and a beautiful herringbone subway tile backsplash. A built-in sideboard in the dining area adds extra storage and visual continuity. The kitchen is complete with a built-in range hood, black stainless steel appliances—including a built-in wall oven and microwave—and an induction cooktop. Additional main-floor features include a large office/den, a stylish 2-piece powder room, and a rear mudroom with a laundry area (featuring a new washer and dryer in 2023), offering both convenience and organization for everyday living. Upstairs, you’ll find three generously sized bedrooms with brand-new carpeting throughout. The spacious primary suite (15' x 12') includes a 4-piece ensuite with an oversized vanity, walk-in shower, soaker tub, and a large walk-in closet. Two additional bedrooms, a full bathroom, and extra storage space complete the upper level. The fully developed and freshly painted basement offers

new carpeting, a large recreation/media area, and a flexible space ideal for a kids's playroom or home gym. A fourth bedroom and rough-in plumbing for an additional bathroom make this level both functional and future-ready. The expansive pie-shaped backyard offers ample green space for kids, pets, or entertaining. With ideal southwest exposure, the yard enjoys all-day sun—perfect for relaxing, gardening, or soaking in summer evenings. The spacious deck, rebuilt in 2019, is ideal for barbecues and outdoor dining, while mature trees and thoughtful landscaping provide privacy. Pride of ownership is evident throughout, with numerous major updates including new siding, fascia, soffits, gutters, and a new roof - all completed in 2021. Additional upgrades include a central air conditioner and water heater (2019), and a water softener (2022), all contributing to year-round comfort and efficiency. Located in sought-after Chaparral—close to parks, schools, amenities, and with lake access for residents, this beautifully maintained property offers the best in upgraded family living in one of Calgary's most desired lake communities.