



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**35 Chapalina Heath SE**  
**Calgary, Alberta**

**MLS # A2209284**



**\$719,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,284 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lake, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this perfectly located home on a great sized lot in a quiet cul de sac with amazing neighbours, no sidewalk to shovel and close to EVERYTHING in the area! As you enter this home you will love the hardwood floors, open entryway that leads you through to the main floor den/office space that is perfect for the work from home family! Through to the living areas you will find a spacious kitchen with black appliances, ample cabinet and counter space, walkthrough pantry, tiled backsplash and a raised breakfast bar. Adjacent to the kitchen is the cozy living room with a gas fireplace with a mantle and tile surround and the dining area has sliding doors leading to the amazing back yard and the entire main floor living area has tons of natural light! The main floor is completed with a mud room, laundry area and an updated half bath (updated vanity, toilet and lights) Upstairs you will love the huge primary bedroom that has a large walk in closet with a California closet system that has belt hanging pull outs, scarf pull outs, jewelry drawer, shelving and double level hanging. (awesome!), full 5 piece ensuite and views out to the back yard. The second and third bedrooms are a great size (one has a walk in closet) and there is another full bathroom for the kids AND a great bonus room with vaulted ceilings! The lower level is mostly unfinished but has a bedroom for the teenager that wants to have their own space, there is a roughed in bathroom, high ceiling and plenty of room to finish off the development with a rec room area, maybe a bar and so much more! The yard is awesome and quite private with plenty of trees, a deck and a lower patio area that has the hot tub and privacy fencing around it! The hot tub is only 4 years old, excellently maintained and built for winters. Easily lower the temperature as a daytime pool with waterfall in the sun for the kids, and bump it up in the

evening for unwinding and visiting. Weekly maintenance takes 10 minutes and the owner will leave instructions. That isn't even it yet! There is ALSO A/C, newer shingles done in 2019 (30 year shingles), new hot water tank in 2020, water softener, Toto comfort height toilets in 2021, new paint throughout in 2022 (mid century white), shed in the back yard, year round LAKE ACCESS to one of the SE's best lakes. The lake entrance is only a 15 minute walk through pretty walking paths if you want to leave the car at home. Super convenient and close proximity to a multitude of shops, restaurants, pubs, transit, easy access to McLeod Tr and Stoney Tr, 10 min drive to the hospital, YMCA, VIP theatre, many schools, Sikome lake and the river valley and many many walking paths to enjoy! This is a great home, come and have a look!