



THE
A-TEAM

**RE/MAX
FIRST**

123 CHAPALINA Crescent, Calgary T2X 3R8

MLS®#: **A2142208**

Area: **Chaparral**

Listing Date: **06/17/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,679**
Low Sqft:
Ttl Sqft: **1,679**

DOM

18
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,788 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Street Lighting,Private

Park Feat:

Additional Parking,Alley Access,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Barbecue,Lighting,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Sauna,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`0"
Foyer	Main	6`5" x 10`7"
Laundry	Main	7`1" x 5`9"
Mud Room	Main	6`9" x 8`10"
4pc Ensuite bath	Upper	9`3" x 5`1"
Bedroom	Upper	9`1" x 11`10"

Room	Level	Dimensions
Dining Room	Main	13`8" x 6`9"
Kitchen	Main	13`8" x 9`11"
Living Room	Main	13`5" x 14`6"
4pc Bathroom	Upper	5`1" x 8`2"
Bedroom	Upper	9`1" x 11`9"
Family Room	Upper	13`8" x 12`2"

Bedroom - Primary
Game Room
Furnace/Utility Room

Upper
Basement
Basement

14`0" x 14`7"
20`7" x 13`2"
15`3" x 8`0"

3pc Bathroom
Storage

Basement
Basement

6`2" x 8`1"
4`11" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0010146

Remarks

Pub Rmks:

Welcome to Your Dream Home in the Highly Sought-After LAKE Community of CHAPARRAL. As soon as you step inside, you'll feel the warmth and comfort that only a true family "home" can provide. This beautiful 2-storey home boasts OVER 2,200 sq. ft. of meticulously maintained living space designed for comfort and style. With 3 bedrooms, a cozy BONUS ROOM, and a DEVELOPED BASEMENT, it's perfect for a growing family. The spacious, bright kitchen is a culinary dream featuring QUARTZ COUNTERTOPS, a corner pantry, a nook, a central island, and plenty of cupboard space. Adjacent to the kitchen is a cozy family room with a corner FIREPLACE and built-ins, ideal for family gatherings. The GRAND 2-storey foyer, with HIGH CEILINGS and NATURAL LIGHT streaming through the windows, welcomes you to the upper level, where you'll find the cozy bonus room with a 10' CEILING. Down the hall, you'll discover two WELL-SIZED bedrooms and the main bathroom. The large master bedroom, your private oasis, features a walk-in closet and a 3-piece ensuite. The developed basement includes a spacious and BRIGHT REC ROOM, a full bathroom, and a hidden gem—a tastefully built SAUNA. There is huge potential to add a full-size bedroom in the basement, making it perfect for guests. DOUBLE-ATTACHED GARAGE provides ample parking and storage. Recent upgrades add to its appeal, including a NEWER ROOF AND SIDING. The private fenced yard with a large DECK is perfect for entertaining. Located on a quiet, family-friendly street with a RARE BACK LANE and distant neighbours, this home offers PEACE AND PRIVACY. It's just a short walk to the park and playground. LAKE CHAPARRAL offers a variety of activities, including boating, swimming, beaches, pathways, fishing, tennis, picnics, and skating—ideal for family functions. Nestled in a PRIME LOCATION near schools, parks, and shopping, with exclusive access to Lake Chaparral's year-round amenities, this home offers the perfect blend of luxury, convenience, and outdoor living. Don't miss this opportunity—let's go see it!

Inclusions:
Property Listed By:

N/A
Town Residential

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











