



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**259 CHAPALINA Terrace, Calgary T2X 3X5**

MLS®#: **A2153403**

Area: **Chaparral**

Listing Date: **07/30/24**

List Price: **\$681,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **4,391 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,096**  
Low Sqft:  
Ttl Sqft: **2,096**

DOM

**51**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,Kitchen Island,Pantry,See Remarks,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 16`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 5`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`10" x 12`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`2" x 5`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 10`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`0" x 9`9"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 13`8"</b>
<b>Office</b>	<b>Main</b>	<b>11`6" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`3" x 13`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>23`10" x 24`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`1" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`9" x 4`11"</b>

4pc Bathroom  
Den

Basement  
Upper

7`4" x 7`7"  
12`3" x 12`5"

2pc Bathroom

Main

3`1" x 6`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0513385

Zoning:

R-1

Remarks

Pub Rmks:

**\*\*Property is sold as is, where is, at time of possession. No warranties or representations.\*\* Detached 2 storey family home with full access to all of the amenities of Lake Chapparral! You'll be sure to appreciate everything this desirable Lake Chaparral location has to offer with two schools, playgrounds, parks, and shopping all within walking distance. This 4 bedroom, 3.5 bathroom 2 storey is fully developed on all three levels. The main floor features a thoughtfully designed kitchen with breakfast bar and corner pantry, an adjacent dining area, an inviting living room with gas fireplace, a sunny flex room that makes a perfect den/office area and a 2 pc bathroom. Upstairs you will find a spacious bonus room with tons of natural light, an oversized landing area (that would be perfect for your kid's play space or to do their homework), a convenient laundry room, primary bedroom with 5 piece ensuite bathroom and walk-in closet, two more generous sized bedrooms, and a 4 piece main bathroom. The basement is fully developed with a 4th bedroom, 4 piece bathroom, utility room with ample storage, a family room and a games area. The private backyard with upper deck and lower patio area provides a wonderful outdoor living space. Schedule your private viewing today!**

Inclusions:

Property Listed By:

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**RE/MAX Real Estate (Central)**

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