



THE
A-TEAM

**RE/MAX
FIRST**

353 CHAPALINA Terrace, Calgary T2X3V6

MLS®#: **A2155406**

Area: **Chaparral**

Listing Date: **08/08/24**

List Price: **\$720,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,844 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,203**
Low Sqft:
Ttl Sqft: **2,203**

DOM

41
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Fruit Trees/Shrub(s),Garden,Interior Lot,Landscaped,Yard Lights**
Park Feat: **Concrete Driveway,Covered,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	20`8" x 10`11"
Bedroom	Second	11`4" x 9`8"
4pc Ensuite bath	Second	13`6" x 10`7"
2pc Bathroom	Main	5`3" x 4`9"
Kitchen	Main	14`10" x 14`5"
Bedroom	Basement	13`9" x 10`6"

Room	Level	Dimensions
Bedroom	Second	12`0" x 11`2"
Bedroom	Second	12`5" x 9`8"
4pc Bathroom	Second	7`10" x 5`0"
Dining Room	Main	13`3" x 10`11"
Office	Main	11`0" x 10`2"
4pc Bathroom	Basement	11`5" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0511024

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this beautiful house in the heart of Lake Chaparral! This stunning home boasts 5 bedrooms and 3.5 bathrooms, including a luxurious 4-piece ensuite in the primary bedroom with a walk-through closet. Cozy up by the gas fireplace on the main floor, illuminated with natural light. Comfort and relaxation await you in every corner. The main floor features elegant vinyl plank flooring, while the second floor is carpeted for added comfort. Enjoy the convenience of nearby schools and the added benefit of exclusive lake access, offering endless opportunities for outdoor activities and leisure. Additional features of this remarkable home include: A dedicated office space, perfect for remote work Two living areas on the main floor, providing ample space for relaxation and entertainment A developed basement with a state-of-the-art sound system and home theater, perfect for movie nights and game days. The basement also features one bedroom and a bar island Newly painted interiors and upgraded lighting throughout, adding a fresh and modern touch to every room Designed for both comfort and convenience, this home offers modern finishes and a layout that caters to contemporary living. Whether you're hosting a gathering or enjoying a quiet evening in, this home provides the perfect backdrop for all of life's moments. Don't miss the opportunity to make your new home. Schedule a viewing today and experience all that this remarkable property has to offer.

Inclusions:
Property Listed By:

**Barbeque, Patio swing door
CIR Realty**

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











