



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 CHAPALINA Square, Calgary T2X 0L6**

MLS®#: **A2164163**

Area: **Chaparral**

Listing Date: **09/13/24**

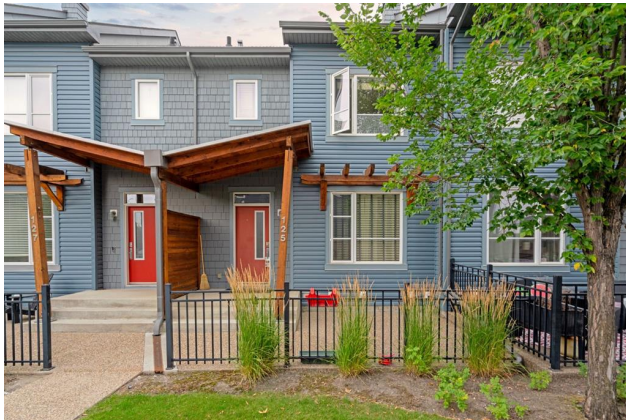
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,288**  
Low Sqft:  
Ttl Sqft: **1,288**

DOM

**6**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`4" x 15`6"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 7`8"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 7`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`6" x 12`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$402**

Title:  
**Fee Simple**

Zoning:  
**M-G d44**

Fee Freq:  
**Monthly**

Legal Desc: **0714707**

Remarks

Pub Rmks: **Welcome to Stone Water in Lake Chaparral - a prime location that offers lake living at its best! This well-maintained 2-bedroom, 2.5-bathroom condo is move-in ready and full of charm. Tucked away from busy roads, you'll love the large west-facing patio, perfect for relaxing. Step inside to a bright, open living room with soaring ceilings and a cozy gas fireplace. The kitchen features hardwood floors, ample cupboard space, a pantry, and a dining area. The attached single garage and mudroom add extra convenience. Upstairs, both spacious primary bedrooms offer walk-in closets and private ensuites, with laundry conveniently located between them. The unfinished basement is a blank canvas, ready for your personal touch. This quiet, sought-after community is close to all the amenities you need. Homes like this don't come on the market often - book your showing today!**

Inclusions: **N/A**  
Property Listed By: **Greater Property Group**

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

