



THE
A-TEAM

**RE/MAX
FIRST**

250 CHAPALINA Place, Calgary T2X 3P4

MLS®#: **A2165844** Area: **Chaparral** Listing Date: **09/14/24** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **5,338 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,631**
 Low Sqft:
 Ttl Sqft: **1,631**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,No Neighbours Behind,Landscaped,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **French Door,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Wood Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	19`5" x 12`5"	Living Room	Main	17`5" x 11`11"
Game Room	Basement	24`0" x 17`0"	Storage	Basement	8`7" x 5`0"
Furnace/Utility Room	Basement	9`1" x 6`6"	Laundry	Main	8`10" x 7`1"
Bedroom - Primary	Second	15`4" x 11`2"	Bedroom	Second	11`1" x 9`3"
Bedroom	Second	11`10" x 9`3"	2pc Bathroom	Main	5`6" x 4`11"
3pc Ensuite bath	Second	9`3" x 9`0"	4pc Bathroom	Second	9`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9911313

Zoning:
R-1

Remarks

Pub Rmks:

Lake living at its finest! Welcome to 250 Chapalina Place. This beautiful house is designed for family living, offering a blend of style, convenience, and community amenities. With almost 2300 square feet of developed space this 3 bedroom home has a fully finished basement, plenty of storage with a warm and comfortable open plan design. The kitchen and eating area have abundant natural light from the garden doors that lead to a deck and a huge fully-landscaped west facing backyard. The kitchen has warm wood countertops and a corner pantry. The open plan living room has a gas fireplace with a wood mantle. Completing the main level is a generous back entrance with laundry and 2 piece powder room. Upstairs, there are three bedrooms. The primary bedroom has a walk-in closet and a jetted soaker tub. The large garage can fit a full-sized truck, providing secure parking and extra storage. A highlight of the property is the massive west-facing backyard that is perfect for kids and entertaining. There is a fire pit, large custom shed, and a 20' X 13' deck accessed through garden doors from the kitchen. There is direct access to a walking path behind the house, ideal for walking dogs. Recent upgrades include a new hot water tank, humidifier, siding, shingles, and gutters in 2022. Located on a quiet street close to schools, this home offers access to Lake Chaparral, where you can enjoy swimming, beaches, basketball, tennis/pickleball, boat rentals, fishing, horseshoe pits, volleyball, BBQs, and skating in the winter. Book a showing today, you'll be impressed by this clean and tidy family home.

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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









