



THE A-TEAM

RE/MAX FIRST

130 CHAPALINA Terrace, Calgary T2X 3X3

MLS@#: A2169393 Area: Chaparral Listing Date: 10/04/24 List Price: \$799,000
Status: Active County: Calgary Change: -\$26k, 25-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2005
Lot Information
Lot Sz Ar: 4,843 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,105
Low Sqft:
Ttl Sqft: 2,105

DOM 25
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,City Lot,Few Trees,Lawn,Landscaped,Street Lighting
Park Feat: Concrete Driveway,Double Garage Attached,Garage Door Opener

Utilities and Features

Roof: Asphalt
Heating: High Efficiency,Forced Air,Natural Gas
Sewer:
Ext Feat: Rain Gutters
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer
Int Feat: Breakfast Bar,Granite Counters,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Family Room, Bathroom, Bedroom, Laundry with their respective levels and dimensions.

Game Room
Furnace/Utility Room

Lower
Lower

24`9" x 11`7"
15`9" x 8`6"

Bedroom
4pc Bathroom
Legal/Tax/Financial

Lower
Lower

15`9" x 12`0"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0414458

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this incredible 4-bedroom, 3.5-bathroom family home situated in the sought-after Lake Chaparral community. As you step into this lovingly maintained home, you'll immediately be captivated by the charm of this 2100+ square foot home. Hardwood floors gleam throughout the main level, complementing the cozy fireplace in the family room. The stunning kitchen showcases upgraded granite countertops, backsplash, and a large island. The spacious nook overlooks the beautifully landscaped yard and expansive deck, perfect for entertaining on those warm summer nights. The open-concept design flows seamlessly throughout the main floor. The upper level features three bedrooms and a generous bonus room. The master bedroom offers a 5-piece ensuite. The fully finished basement includes a recreation room and a large storage/furnace room. Have guests staying over? Let them enjoy the large guest bedroom in the basement, which has a dream bathroom with marble flooring, a jacuzzi tub, and a walk-in closet. The many upgrades include upgraded attic insulation to above R100, upgraded upper-floor exhaust fans, new roof shingles (2022), new gutters, flashings, and downspouts, new siding on all sides, a new garage door, water heater (2017), whole house water softener, new window screens, new low-flow toilets, and a new washer and dryer. Don't miss this opportunity. Call today to view!

Inclusions:
Property Listed By:

None
Optimum Realty Group

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













130 Chapalina Terrace SE, Calgary, AB

Main Building, Total Exterior Area Above Grade 2108.30 sq ft



Main Floor
Exterior Area 117.42 sq ft

2nd Floor
Exterior Area 1162.08 sq ft

Basement (Below Grade)
Exterior Area 808.80 sq ft

PREPARED: JGARDNER
BIGUIDE

Write regions and exclude from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

130 Chapalina Terrace SE, Calgary, AB

Main Floor Exterior Area 317.42 sq ft
Interior Area 850.04 sq ft
Excluded Area 472.00 sq ft



0 5 10
M

PREPARED: JGARDNER

BIGUIDE

Write regions and exclude from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

130 Chapalina Terrace SE, Calgary, AB

2nd Floor Exterior Area 1002.08 sq ft
Interior Area 1116.50 sq ft



0 4 8
M

PREPARED: JGARDNER

BIGUIDE

Write regions and exclude from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

130 Chapalina Terrace SE, Calgary, AB

Basement (Below Grade) Estimator Area 150.21 sq ft
Water Area 790.08 sq ft



PREPARED: 2024/05/28



Water features are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be interpreted as approximate and are subject to independent verification.