



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 CHAPALINA Terrace, Calgary T2X 3X3**

MLS®#: **A2169393**      Area: **Chaparral**      Listing Date: **10/04/24**      List Price: **\$785,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

**78**  
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)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 12`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`0" x 12`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`3" x 13`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`2" x 10`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`8" x 5`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 9`10"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>20`0" x 12`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

**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**

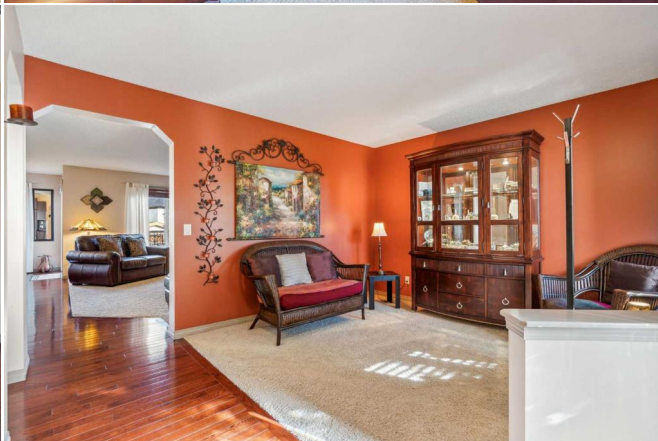
Remarks

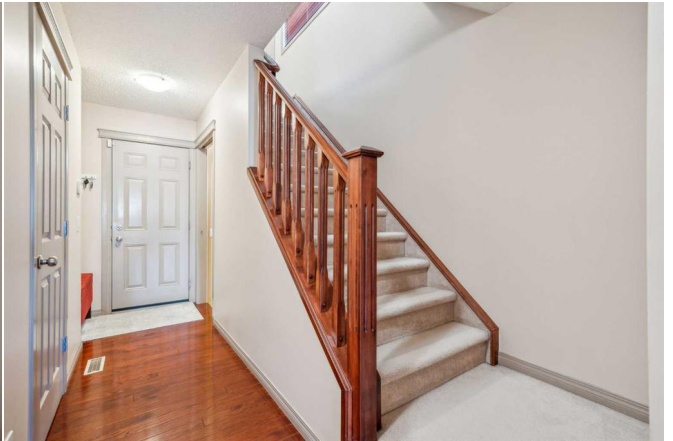
Pub Rmks: **OPEN HOUSE SUNDAY DEC 1ST 2:00PM to 4:00PM Welcome to this incredible 4-bedroom, 3.5-bathroom family home situated in the sought-after Lake Chaparral community. As you step into this lovingly maintained home, you'll immediately be captivated by the charm of this 2100+ square foot home. Hardwood 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 117.42 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 1022.00 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 figures are included from total floor area in GULFIC floor plans. All room dimensions and floor areas must be interpreted as approximate and are subject to independent verification.