



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: **Pending**

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

109
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
Kitchen	Main	15`5" x 12`10"
Family Room	Main	17`0" x 12`5"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	15`3" x 13`8"

Room	Level	Dimensions
Dining Room	Main	12`7" x 10`3"
Living Room	Main	11`5" x 9`10"
Bonus Room	Upper	20`0" x 12`11"
5pc Ensuite bath	Upper	0`0" x 0`0"

Bedroom
Laundry
Game Room
Furnace/Utility Room

Upper
Upper
Lower
Lower

12`2" x 10`11"
7`8" x 5`3"
24`9" x 11`7"
15`9" x 8`6"

Bedroom
4pc Bathroom
Bedroom
4pc Bathroom

Upper
Upper
Lower
Lower

9`11" x 9`11"
0`0" x 0`0"
15`9" x 12`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414458

Zoning:
R-G

Remarks

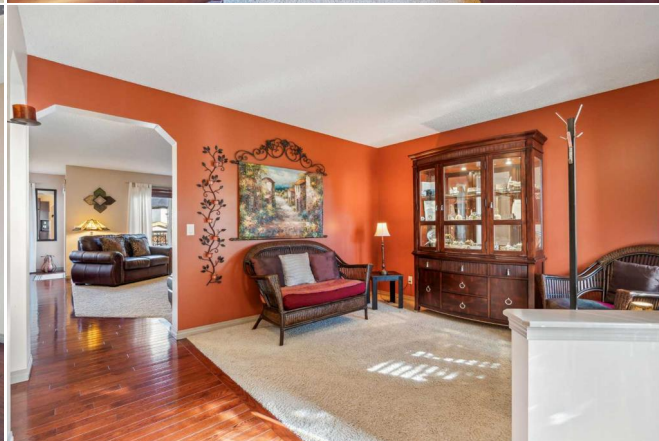
Pub Rmks: **OPEN HOUSE SUNDAY JAN 12 2:00PM to 4:00PM Welcome to this incredible 4-bedroom, 3.5-bathroom family home situated in the sought-after Lake Chaparral community. As you step into this lovingly maintained home, you'll immediately be captivated by the charm of this 2100+ square foot home. Hardwood 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 R50, 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 828.80 sq ft
 PREPARED: JGARDNER
 BIGUIDE

Write regions and exclude from total floor area in GUCIC floor plans. All room dimensions and floor areas must be rounded appropriately and are subject to independent verification.

130 Chapalina Terrace SE, Calgary, AB

Main Floor Exterior Area 317.42 sq ft
2nd Floor Exterior Area 850.04 sq ft
Excavated Area 472.00 sq ft



0 5 10
 PREPARED: JGARDNER
 BIGUIDE

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130 Chapalina Terrace SE, Calgary, AB

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



0 4 8
 PREPARED: JGARDNER
 BIGUIDE

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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 GULFIDE floor plans. All room dimensions and floor areas must be interpreted approximately and are subject to independent verification.