



310 CHAPALINA Gardens, Calgary T2X 0B1

MLS®#: **A2173129** Area: **Chaparral** Listing Date: **10/15/24** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,037**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,305 sqft** Ttl Sqft: **2,037**
 Lot Shape:

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Tile,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Granite Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	9`8" x 5`1"	Kitchen	Main	11`2" x 16`4"
Dining Room	Main	11`2" x 13`1"	Great Room	Main	15`6" x 16`1"
Bonus Room	Upper	19`0" x 12`5"	Bedroom	Upper	9`11" x 11`0"
Bedroom	Upper	9`11" x 10`11"	Bedroom - Primary	Upper	15`8" x 15`3"
Den	Upper	7`11" x 5`3"	2pc Bathroom	Main	
4pc Bathroom	Upper		4pc Ensuite bath	Upper	

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0611821

Remarks

Pub Rmks: **LOCATION LOCATION!! Beautiful over 2000 sq.ft. functional floor plan. Chefs kitchen, granite counters, large corner pantry and main floor laundry. Large/bright dining and great room for entertaining. Family size upper bonus room, 3 bedrooms, fantastic primary bedroom with elegant 4pc ensuite and huge walk in closet. Lots of upgrades & extras include newer roof shingles, soffit, siding, furnace, water heater, composite decking and central a/c. Unspoiled basement with roughed in plumbing. Check out the playground around the corner.**

Inclusions: n/a
Property Listed By: **RE/MAX Landan Real Estate**

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











