



THE
A-TEAM

**RE/MAX
FIRST**

245 CHAPALINA Mews, Calgary T2X0A7

MLS® #: **A2173885**

Area: **Chaparral**

Listing Date: **10/18/24**

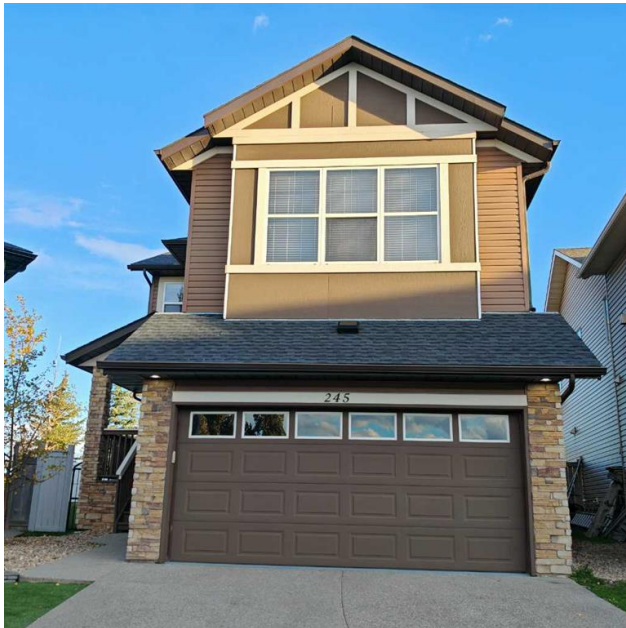
List Price: **\$775,000**

Status: **Pending**

County: **Calgary**

Change: **+\$10k, 08-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **5,080 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,227**

Low Sqft:

Ttl Sqft: **2,227**

DOM

95

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue, Fire Pit, Private Yard**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Humidifier, Refrigerator, Stove(s), Washer/Dryer**

Int Feat: **Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11' 11" x 9' 11"
Dining Room	Main	9' 10" x 12' 6"
Laundry	Main	12' 7" x 8' 1"
Bedroom	Upper	14' 6" x 18' 0"
Bedroom	Upper	11' 0" x 10' 0"
4pc Ensuite bath	Upper	10' 9" x 10' 11"

Room	Level	Dimensions
Family Room	Main	16' 7" x 14' 6"
Kitchen	Main	12' 7" x 12' 6"
2pc Bathroom	Main	4' 6" x 4' 11"
Bedroom - Primary	Upper	16' 2" x 13' 7"
Bedroom	Upper	10' 11" x 10' 0"
4pc Bathroom	Upper	4' 11" x 8' 1"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0611821**

Zoning: **R-G**

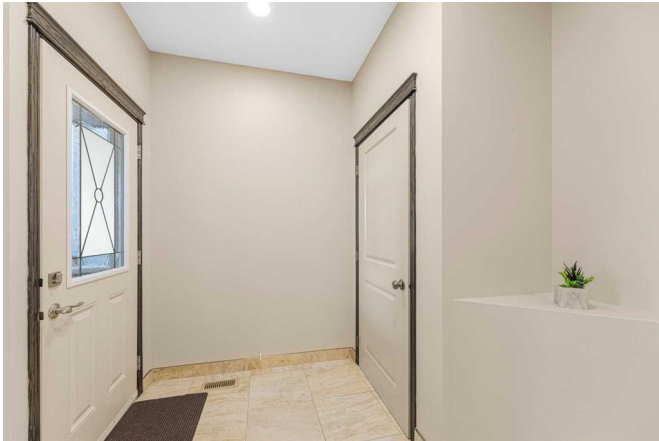
Remarks

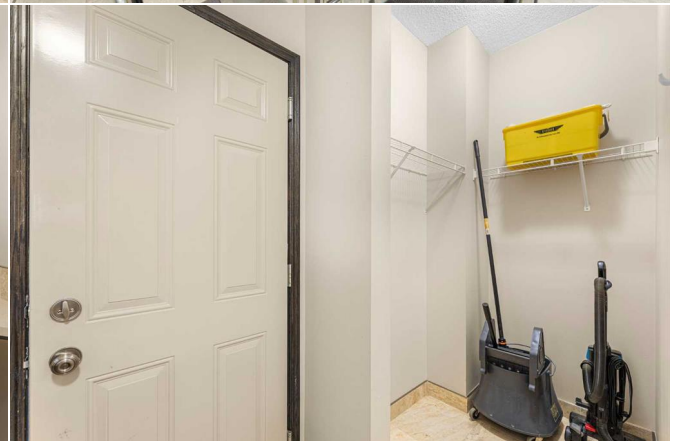
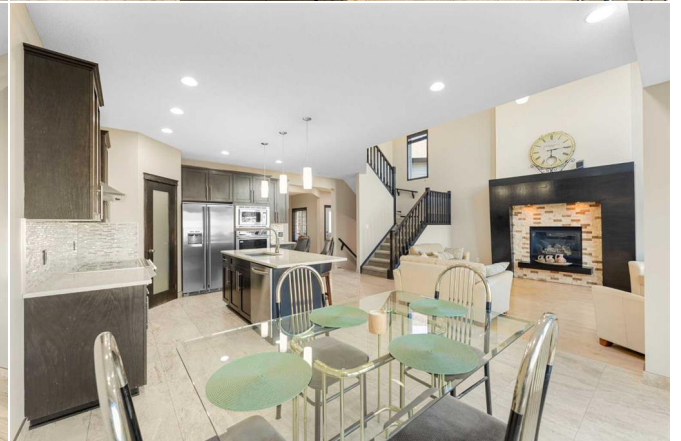
Pub Rmks: **Welcome to this STUNNING 2-storey home built by Cardel Homes in desirable Chaparral, for sale by the original owner. Enjoy summers sunbathing, swimming, boating or playing on the different courts and winters skating on Lake Chaparral which offers year-round activities for the perfect family lifestyle. Located on a cul-de-sac, close to the lake, schools and shops. VERY UPGRADED with 9 foot ceilings, Travertine floors on main flr and baths, Maple Hardwood in den/great room. Open den off a spacious foyer. GORGEOUS great room, with 18 foot ceiling and HUGE SE facing windows (bringing in tons of natural light as well as heating up the house in the winter, saving on bills), featuring a STONE Fireplace. STRIKING kitchen with ebony-stained cabinets with crown, upgraded Electrolux and Maytag Stainless Steel appliances, glass & stainless mosaic backsplash, QUARTZ countertops, HUGE ISLAND with stool bar and bright dining area, LARGE sliding doors & windows to patio deck. Walk-through pantry to BIG laundry/mudroom and 2-pce bath. You'll love the modern ambiance with new LED lighting throughout all main floor and corridors. Upstairs you will find the IMPRESSIVE MASTER & 4-pce ensuite with 10mm GLASS SHOWER with seat, RAIN showerhead, SKYLIGHT, dual sink vanity featuring quartz counters plus a big walk-in closet, 2 LARGE kids rooms & 4pce bath with soaker tub and quartz counter, as well as the EXPANSIVE 4th bedroom/bonus room featuring 10 foot VAULTED ceiling and LARGE windows overlooking the cul-de-sac. Undeveloped fully insulated bsmt with R/I plumbing, 2 BIG windows, CENTRAL VAC. HUGE PIE LOT with SE backyard exposure, deck with gas line, EXPOSED AGGREGATE driveway & double attached garage. NEW HOT WATER TANK (January 2024), as well as BRAND NEW ROOF (October 2024), FRESHLY PAINTED inside and out (fence, porch, deck, garage) Located steps to golf courses, parks, river trails and beautiful pathways, quick and convenient access to shopping, Macleod and Stoney Trail as well as South Health Campus and Deerfoot Tr, this makes the perfect home!**

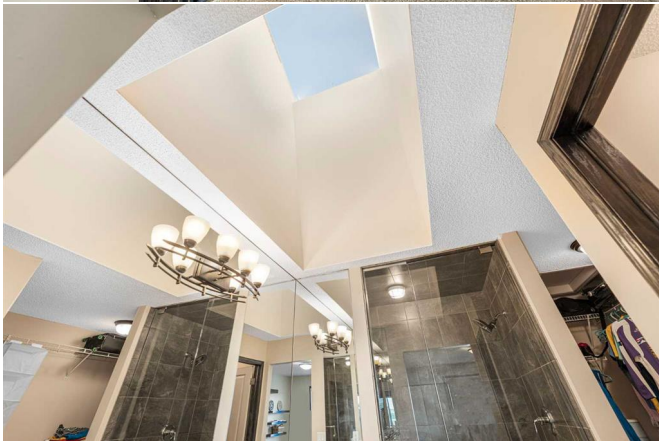
Inclusions: **Window Coverings**
 Property Listed By: **ComFree**

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













245 Chapalina Mews SE, Calgary, AB

Main Building, Total Exterior Area Above Grade 2227.57 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/09/26
iGUIDE

245 Chapalina Mews SE, Calgary, AB

Main Floor
Exterior Area 1942.86 sq ft
Interior Area 882.29 sq ft
Excluded Area 408.54 sq ft



PREPARED: 2024/09/26

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

245 Chapalina Mews SE, Calgary, AB

Upper Floor
Exterior Area 1162.16 sq ft
Interior Area 1028.65 sq ft
Excluded Area 237.98 sq ft



PREPARED: 2024/09/26

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iGUIDE

245 Chapalina Mews SE, Calgary, AB

Basement (Below Grade)
Exterior Area 962.55 sq ft
Interior Area 492.65 sq ft



PREPARED: 2024/09/26

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iGUIDE