



THE
A-TEAM

**RE/MAX
FIRST**

119 CHAPALINA Mews, Calgary T2X 0A7

MLS®#: **A2177780**

Area: **Chaparral**

Listing Date: **11/06/24**

List Price: **\$810,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,746 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,442**
Low Sqft:
Ttl Sqft: **2,442**

DOM

15
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Landscaped**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"
Kitchen	Main	17`10" x 10`0"
Mud Room	Main	9`6" x 8`6"
4pc Bathroom	Second	8`11" x 4`11"
Bedroom	Second	12`2" x 11`0"
Family Room	Second	18`0" x 19`7"
Bedroom - Primary	Second	15`7" x 16`11"

Room	Level	Dimensions
Dining Room	Main	13`6" x 10`9"
Living Room	Main	17`1" x 16`8"
Office	Main	10`11" x 9`11"
5pc Ensuite bath	Second	14`7" x 9`6"
Bedroom	Second	11`11" x 10`5"
Laundry	Second	7`4" x 5`8"
Walk-In Closet	Second	6`11" x 7`10"

4pc Bathroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

5`3" x 7`11"
10`10" x 14`2"
11`1" x 16`2"

Bedroom
Game Room

Basement
Basement

10`9" x 12`9"
16`8" x 19`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0611821

Remarks

Pub Rmks: **Discover the inviting charm of this well-maintained, large 2,442 sq ft home located on a quiet cul-de-sac in Lake Chaparral! This spacious property offers 3 bedrooms upstairs, a main floor office, and a fully finished basement with 2 additional bedrooms and a rec room, creating an ideal layout for family living. The main floor features an upgraded kitchen with quartz countertops, new appliances, and a large walkthrough pantry, alongside a cozy living room with a fireplace and 9-ft ceilings. Upstairs, enjoy the large bonus room with vaulted ceilings and a bright skylight, plus a spacious primary bedroom with a double vanity ensuite. Outdoors, a huge deck and beautifully landscaped backyard provide the perfect setting for relaxation and entertaining, with a convenient tool shed for extra storage. Plus, a nearby playground adds even more family-friendly appeal. Recent improvements include new roof shingles, siding, gutters, a new garage door, a recently replaced hot water tank, and washer & dryer, along with an oversized, heated garage to keep you comfortable through winter. Located just a short drive from Fish Creek Park and Blue Devil Golf Course, with easy access to Stoney Trail, Deerfoot Trail, and Macleod Trail, this home combines space, comfort, and an unbeatable location in a community with year-round lake access, parks, and tennis courts.**

Inclusions: **Electric Heater in the Garage, Backyard Storage Shed, Storage Shelving above the garage door in the garage**

Property Listed By: **CIR Realty**

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











119 Chapalina Mews SE, Calgary, AB

Main Floor: 1007.32 sq ft
 Exterior Area: 1007.32 sq ft
 Interior Area: 1019.23 sq ft
 Excluded Area: 454.91 sq ft



0 6 12 ft PREPARED: 2024/11/03

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

119 Chapalina Mews SE, Calgary, AB

2nd Floor Exterior Area 1354.11 sq ft
Interior Area 1272.50 sq ft



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

119 Chapalina Mews SE, Calgary, AB

Basement (Below Grade) Exterior Area 559.31 sq ft
Interior Area 953.85 sq ft
Excluded Area 41.75 sq ft



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

