



THE
A-TEAM

**RE/MAX
FIRST**

350 CHAPALINA Gardens, Calgary T2X0A9

MLS®#: **A2190317**

Area: **Chaparral**

Listing Date: **01/28/25**

List Price: **\$900,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,845**
Low Sqft:
Ttl Sqft: **2,845**

Lot Information

Lot Sz Ar: **7,620 sqft**
Lot Shape:

DOM

5
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Brush,Landscaped,Underground Sprinklers,Pie Shaped Lot,Private**
Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Water Softener**
Int Feat: **Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`3" x 14`9"
Dining Room	Main	13`3" x 17`8"
Office	Main	10`10" x 10`1"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`8" x 13`7"
Bonus Room	Upper	18`3" x 18`8"
2pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	11`1" x 10`1"
Living Room	Main	14`0" x 18`6"
Bedroom - Primary	Upper	15`2" x 13`8"
Walk-In Closet	Upper	10`11" x 10`5"
Bedroom	Upper	10`9" x 12`2"
3pc Bathroom	Upper	

Title:
Fee Simple
Legal Desc:

0611807

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this immaculate home situated on a quiet street in the heart of the sought after community of Lake Chaparral in Southeast, Calgary. Walking Distance to parks, schools, walking paths, Shopping Centres and the lake, where you get full access all year round ! With close proximity to Macloed Trail & Stoney Trail, this home gives you easy access to anywhere in the city and out of the city ! This extremely well cared for home welcomes you with a large front foyer, a den/office space off the entrance, a full dinning room and a large open floor plan on the main level with hardwood throughout where the family can be together all parts of the day. The kitchen has wood cabinets with granite counters, a pantry, beautiful black stainless steel appliances all less than 3 years old, and a perfectly sized island! With a built in fireplace and carpet, the living room is a great place to stay warm and cozy on those winter nights and flows flawlessly between both dinning rooms and the kitchen, perfect for entertaining and holiday dinners! Finishing off this level is a 2 piece bathroom and laundry off the garage entrance. The over sized garage has enough height for a car lift and fits a full sized truck, with an 18 Foot Door and is equipped with a sub panel ! Upstairs boasts a large bonus room for the kids to play, or setup as a theatre room, 2 really good sized bedrooms, a 4 piece bathroom and a large primary bedroom oasis with a 5 piece ensuite, that has a tiled standing shower, a jetted tub, 2 individual sinks, a large walk-in closet AND a bonus sitting area perfect for morning coffee, nightly wine, or yoga! The unfinished basement is framed and perfectly designed, waiting to be finished ! The backyard is well designed with privacy at top of mind, and fully irrigated ! The 2 tier deck comes with a BBQ gas line and over looks the kids playing in the yard, and the hot tub is fully private from all sides when the cover is up ! This home has many upgrades including a new hot water tank (1 year old), Dual stage furnace & A/C (4 Years Old), All Kitchen Appliances (3 Years Old), Roof (3 Years Old), South & East Siding (3 Years Old). This home has been very well cared for and is a perfect home for families of all sizes to make so many new memories inside and outside ! Don't miss out on this amazing property !

Inclusions:
Property Listed By:

N/A
eXp Realty

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













