



THE
A-TEAM

**RE/MAX
FIRST**

54 CHAPALINA Way, Calgary T2X 3P3

MLS®#: **A2193244**

Area: **Chaparral**

Listing **02/07/25**

List Price: **\$629,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 20-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,434**
Low Sqft:
Ttl Sqft: **1,434**

DOM

15
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 15`8"	Dining Room	Main	12`6" x 6`7"
Kitchen	Main	12`6" x 13`9"	Pantry	Main	4`1" x 8`2"
Laundry	Main	9`0" x 7`5"	2pc Ensuite bath	Main	4`4" x 5`3"
Entrance	Main	6`3" x 5`1"	Bedroom	Upper	8`8" x 10`0"
Bedroom - Primary	Upper	14`7" x 12`0"	4pc Ensuite bath	Upper	4`11" x 8`3"
Walk-In Closet	Upper	4`7" x 8`4"	4pc Bathroom	Upper	8`11" x 4`11"
Bedroom	Upper	9`2" x 10`5"	Family Room	Basement	23`5" x 12`11"

2pc Bathroom

Basement

4`10" x 6`4"

Bedroom
Legal/Tax/Financial

Basement

8`2" x 7`11"

Title:
Fee Simple
Legal Desc:

9911313

Zoning:
R-G

Remarks

Pub Rmks: **Nestled in the heart of the sought-after Lake Chaparral community, this stunning home offers the perfect blend of comfort and convenience in a vibrant, family-friendly neighborhood. Residents enjoy year-round access to a wealth of amenities, including skating rinks, tennis courts, playgrounds, paddle boats, canoes, and event bookings for birthdays and special occasions. A picturesque waterfall within the community serves as a popular backdrop for wedding photos, while the City of Calgary Fire Department's dive team utilizes the lake for training. Situated on a quiet, low-traffic street away from major roads, this beautifully maintained two-story home features three plus one bedrooms, a fully finished basement, and a double attached garage. Inside, the open-concept design creates a seamless flow, complemented by a cozy gas fireplace, a walk-through pantry, and tasteful light neutral tones on the main and upper levels. The fully landscaped backyard is an entertainer's dream, complete with a new 12' x 12' deck, perfect for summer gatherings. With thoughtful updates including New VINYL PLANK FLOORING throughout the main and upper floor, New CARPET, a well-maintained interior, and a fully permitted basement development, this home is move-in ready and offers an exceptional lifestyle in one of Calgary's most desirable lake communities.**

Inclusions:
Property Listed By: **N/A
MaxWell Canyon Creek**

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









