



THE
A-TEAM

**RE/MAX
FIRST**

130 CHAPALINA Close, Calgary T2X3W4

MLS®#: **A2196802** Area: **Chaparral** Listing Date: **02/25/25** List Price: **\$849,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,574 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,192**
 Low Sqft:
 Ttl Sqft: **2,192**

DOM

-0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings**
 Int Feat: **Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **0411377**

Remarks

Pub Rmks:

WELCOME TO THIS BEAUTIFUL 4-Bedroom Home, with HEATED DOUBLE ATTACHED GARAGE and FULLY DEVELOPED BASEMENT in the DESIRABLE COMMUNITY of LAKE CHAPARRAL! Welcome to your dream home in the beautiful lake community of Chaparral! This immaculate 4-bedroom, 3.5-bathroom residence features a fully developed basement and a heated double attached garage, perfect for families seeking comfort and convenience. Step inside to discover HIGH CEILINGS and LUXURY VINYL PLANK flooring that enhance the open concept main floor. The inviting front den is ideal for a sitting room, home office or study. The heart of the home is the gourmet kitchen, complete with QUARTZ COUNTERTOPS, a CENTRAL ISLAND, and PANTRY. Enjoy cooking with UPGRADED LG STAINLESS STEEL APPLIANCES, including a built-in oven, electric cooktop, and microwave hood fan. The kitchen is beautifully accented with under-counter lighting, a stylish tiled backsplash, and modern light fixtures, creating an atmosphere that is both functional and chic. RELAX in the BRIGHT, SPACIOUS LIVING ROOM with CORNER FIREPLACE for a relaxing in comfort on those cold nights. Retreat to the FULLY DEVELOPED BASEMENT, where you'll find an additional bedroom, a large recreation room perfect for entertaining complete with bar fridge, and a 4-piece bathroom. With a TANKLESS HOT WATER HEATER, you'll enjoy on-demand hot water for all your needs. Step outside to your fully fenced backyard oasis, featuring a deck with a privacy wall, an ideal spot for summer barbeques or quiet evenings under the stars. The convenience of a central vacuum system, and upstairs washer and dryer that makes laundry day a breeze. Located in the sought-after Chaparral community, you'll have easy access to all amenities in Chaparral and Walden, with quick connections to Macleod Trail for commuting. Enjoy the LAKE ACCESS along with parks, walking paths, and recreational facilities right at your doorstep. DON'T MISS OUT ON THIS EXCEPTIONAL HOME! Schedule your viewing today and experience the lifestyle you've always wanted!

Inclusions:

None

Property Listed By:

CIR Realty

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













