

174 Chapalina Terrace SE
Calgary, Alberta

MLS # A2212406



\$679,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, See Remarks, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream family home in the highly sought-after lake community of Chaparral! This beautifully maintained four-bedroom, three-and-a-half-bathroom home offers over 2,400 square feet of developed living space on a spacious lot. Recent upgrades include a newer roof, replaced west siding and part of the north siding, new back windows, a brand-new hot water tank installed in 2024, and an A/C unit added in 2021 to keep you cool in the summer months. The home also features a water softener system and a full irrigation system to keep your lawn lush and green with ease. Inside, the main floor offers a bright and open-concept layout filled with natural light. The kitchen boasts a center island and corner pantry, flowing seamlessly into the cozy living room with a gas fireplace—perfect for family gatherings or quiet nights in. Upstairs, you'll find a spacious bonus room, a primary suite with a walk-in closet and private ensuite, plus two additional bedrooms and a full bathroom. The fully finished, modern basement expands your living space with a recreation area, mini bar/games space, an additional bedroom, and a full bathroom—ideal for guests, teens, or a home office setup. The west-facing backyard is fully fenced and features a large deck with no neighbours behind, making it perfect for enjoying long summer evenings in the sun. Best of all, this home includes year-round access to Lake Chaparral and is conveniently located close to schools, parks, and shopping. Don't miss your chance to own this fantastic property in one of Calgary's most desirable family communities—book your private showing today!