

**8 Chapalina Crescent SE**  
**Calgary, Alberta**

**MLS # A2292229**



**\$625,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** Water Filtration System, Garden Shed

**\*\* OPEN HOUSE - Saturday, March 14 from 1-3pm \*\*** Welcome to the established lake community of Chaparral, a neighbourhood well known for its family atmosphere, excellent schools, and year-round recreation. This 2-storey home is ideally located within a short walk to Chaparral School (K&ndash;6) and the popular Lake Chaparral Residents Association, making it a practical choice for families who want both convenience and an active community lifestyle. The home offers a comfortable and functional layout with 4 bedrooms (3-up, 1-down) and 3 full bathrooms, including a 4-pc ensuite in the primary bedroom, and a convenient 2-piece bathroom on the main floor. The upper-level family room with a cozy fireplace provides a great secondary living space and could be ideal for relaxing evenings, a kid&rsquo;s play area, or even a home office setup. Since purchasing the property in 2023, the current owners have made several key upgrades to improve both efficiency and comfort. These include a new furnace, an on-demand hot water system, a water filtration system, along with all new appliances (stove, microwave hood fan, refrigerator, dishwasher, washer and dryer). The rear deck has also been completely rebuilt, creating a welcoming outdoor space for summer barbecues and family gatherings. Parking and storage are well covered with a double attached front-drive garage and a large front driveway for additional vehicles or guests. A particularly unique feature for this community is the rear laneway access to the backyard. Chaparral was largely designed with front-drive garages only, so this added access is found on only a limited number of homes and offers flexibility for RV storage, additional parking, or future backyard improvements. The current owners also installed an exterior wheelchair lift, and an interior staircase lift to make visits from family

members easier. These can remain in place if useful to a new owner or can be removed upon request. Living in Lake Chaparral means access to one of Calgary's most popular private lake communities. Residents enjoy four-season amenities through the Lake Chaparral Residents Association, including swimming, kayaking, paddleboarding, fishing, playgrounds and beach areas in the summer, and skating, hockey, and winter activities on the lake when the temperatures drop. The surrounding area also offers excellent convenience. Chaparral Village, Walden Gate, and Shawnessy Towne Centre provide a wide range of grocery stores, restaurants, cafes, and professional services. Outdoor recreation is close by with Fish Creek Provincial Park, Sikome Lake, and Blue Devil Golf Club, along with numerous other parks and pathways throughout the neighbourhood. This is a solid opportunity to purchase a move-in ready home in a well-established lake community, well suited for young families. Don't hesitate, book your showings now!