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121 Chapalina Heights SE Calgary, Alberta

MLS # A2355394

$695,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	3	**Baths:**	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry

Inclusions: POOL TABLE, BALLS AND CUES CAN STAY

As the summer comes to a close, the air gets crisp, and the leaves turn color--MAKE YOUR FAMILY A PROMISE.... NEXT YEAR, AND EVERY SUMMER AFTER THAT, YOU WILL have LAKE PRIVILEGES and spend YOUR SUMMER AT LAKE CHAPARRAL! This Classic 2 Storey has it all: DOUBLE ATTACHED GARAGE, 3 BDRMS/BONUS ROOM UP, SW FACING BACK YARD, FULLY DEVELOPED BASEMENT with massive, OPEN GAMES ROOM (POOL TABLE INCLUDED). Almost 3000 ft2 of developed space: 9 ft ceilings, CENTRAL AIR CONDITIONING, HARDWOOD FLOORING, NEW CARPETS (MAIN FLOOR, STAIRS + UPSTAIRS), PROFESSIONALLY PAINTED, a 2-sided gas fireplace & numerous built-ins throughout. Open and bright main floor with front den/flex space, Island kitchen w/ breakfast bar, granite countertops, subway tile backsplash and corner pantry. Large dining area beside deck. 2 sided gas fireplace between the living area and front den/flex room. 3 Bedrooms up, with 2 full baths –5pc ensuite has his/her sinks, CORNER SOAKER tub, separate shower and water closet. Full LAUNDRY ROOM UP with SxS washer & dryer. Large BONUS ROOM OVER GARAGE with numerous shelves and built in nooks. Professionally developed basement with massive games room, 2pc bath and den area with french doors. Extra storage room. SW backing, fenced yard with planter boxes and garden area. DOUBLE FRONT ATTACHED GARAGE. ENJOY year-round LAKE PRIVELEGES (swimming, skating, parks, schools, shopping & endless family amenities). Don’t forget to click on our fabulous FLOOR PLANS & DRONE VIDEO in supplements.

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