

# \$719,000 - 35 Chapalina Heath Se, Calgary

MLS® #A2209284

**\$719,000**

4 Bedroom, 3.00 Bathroom, 2,284 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Welcome to this perfectly located home on a great sized lot in a quiet cul de sac with amazing neighbours, no sidewalk to shovel and close to EVERYTHING in the area! As you enter this home you will love the hardwood floors, open entryway that leads you through to the main floor den/office space that is perfect for the work from home family! Through to the living areas you will find a spacious kitchen with black appliances, ample cabinet and counter space, walkthrough pantry, tiled backsplash and a raised breakfast bar. Adjacent to the kitchen is the cozy living room with a gas fireplace with a mantle and tile surround and the dining area has sliding doors leading to the amazing back yard and the entire main floor living area has tons of natural light! The main floor is completed with a mud room, laundry area and an updated half bath (updated vanity, toilet and lights) Upstairs you will love the huge primary bedroom that has a large walk in closet with a California closet system that has belt hanging pull outs, scarf pull outs, jewellery drawer, shelving and double level hanging. (awesome!), full 5 piece ensuite and views out to the back yard. The second



and third bedrooms are a great size (one has a walk in closet) and there is another full bathroom for the kids AND a great bonus room with vaulted ceilings! The lower level is mostly unfinished but has a bedroom for the teenager that wants to have their own space, there is a roughed in bathroom, high ceiling and plenty of room to finish off the development with a rec room area, maybe a bar and so much more! The yard is awesome and quite private with plenty of trees, a deck and a lower patio area that has the hot tub and privacy fencing around it! The hot tub is only 4 years old, excellently maintained and built for winters. Easily lower the temperature as a daytime pool with waterfall in the sun for the kids, and bump it up in the evening for unwinding and visiting. Weekly maintenance takes 10 minutes and the owner will leave instructions. That isn't even it yet! There is ALSO A/C, newer shingles done in 2019 (30 year shingles), new hot water tank in 2020, water softener, Toto comfort height toilets in 2021, new paint throughout in 2022 (mid century white), shed in the back yard, year round LAKE ACCESS to one of the SE's best lakes. The lake entrance is only a 15 minute walk through pretty walking paths if you want to leave the car at home. Super convenient and close proximity to a multitude of shops, restaurants, pubs, transit, easy access to McLeod Tr and Stoney Tr, 10 min drive to the hospital, YMCA, VIP theatre, many schools, Sikome lake and the river valley and many many walking paths to enjoy! This is a

great home, come and have a look!

Built in 2006

### Essential Information

MLS® #	A2209284
Price	\$719,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,284
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



### Community Information

Address	35 Chapalina Heath Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Y5

### Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lake, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	36
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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