

# \$679,900 - 174 Chapalina Terrace Se, Calgary

MLS® #A2212406

**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,780 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

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!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212406    |
| Price          | \$679,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,780       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 174 Chapalina Terrace Se |
| Subdivision | Chaparral                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 3X3                  |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Beach Access, Recreation Facilities |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached              |
| # of Garages   | 2                                   |

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                 |
| Cooling         | Central Air                                                                                             |
| Fireplace       | Yes                                                                                                     |
| # of Fireplaces | 1                                                                                                       |
| Fireplaces      | Gas                                                                                                     |
| Has Basement    | Yes                                                                                                     |
| Basement        | Finished, Full                                                                                          |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard, Other                                                  |
| Lot Description   | Back Yard, No Neighbours Behind, See Remarks, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |
| HOA Fees       | 372              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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