



## 259 Chapalina Terrace Calgary Alberta

\$681,000

**\*\*Property is sold as is, where is, at time of possession. No warranties or representations.\*\*** Detached 2 storey family home with full access to all of the amenities of Lake Chapparral! You'll be sure to appreciate everything this desirable Lake Chaparral location has to offer with two schools, playgrounds, parks, and shopping all within walking distance. This 4 bedroom, 3.5 bathroom 2 storey is fully developed on all three levels. The main floor features a thoughtfully designed kitchen with breakfast bar and corner pantry, an adjacent dining area, an inviting living room with gas fireplace, a sunny flex room that makes a perfect den/office area and a 2 pc bathroom. Upstairs you will find a spacious bonus room with tons of natural light, an oversized landing area (that would be perfect for your kid's play space or to do their homework), a convenient laundry room, primary bedroom with 5 piece ensuite bathroom and walk-in closet, two more generous sized bedrooms, and a 4 piece main bathroom. The basement is fully developed with a 4th bedroom, 4 piece bathroom, utility room with ample storage, a family room and a games area. The private backyard with upper deck and lower patio area provides a wonderful outdoor living space. Schedule your private viewing today! (id:6769)

Family room 23.83 Ft x 24.92 Ft  
Bedroom 12.08 Ft x 10.83 Ft  
Furnace 14.08 Ft x 8.25 Ft  
4pc Bathroom 7.33 Ft x 7.58 Ft  
Kitchen 11.25 Ft x 16.92 Ft  
Living room 17.00 Ft x 13.66 Ft  
Dining room 12.33 Ft x 5.92 Ft  
Office 11.52 Ft x 11.33 Ft  
2pc Bathroom 3.08 Ft x 6.50 Ft

Bonus Room 18.83 Ft x 12.83 Ft  
Primary Bedroom 15.25 Ft x 13.75 Ft  
Bedroom 12.25 Ft x 10.75 Ft  
Bedroom 9.92 Ft x 9.84 Ft  
Laundry room 6.17 Ft x 5.31 Ft  
Den 12.25 Ft x 12.42 Ft  
5pc Bathroom 13.00 Ft x 9.75 Ft  
4pc Bathroom 9.75 Ft x 4.92 Ft

Listing Presented By:



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<https://eddyherring.com/>



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REALTY

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