



# 158 Chapalina Square Calgary Alberta

\$439,000

FULL LAKE ACCESS | WEST-FACING BALCONY | FACES GREEN SPACE Welcome to your new home in the heart of Lake Chaparral, where every day feels like a retreat! This fabulous townhome offers the rare combination of FULL LAKE PRIVILEGES and a serene setting that fronts onto a peaceful green space--perfect for relaxing or entertaining on your private exposed aggregate patio with a natural gas hookup. Step inside to find 9-foot ceilings and gleaming hardwood floors throughout the main level. The well-appointed kitchen features stainless steel appliances, a spacious quartz breakfast bar, and clever storage solutions--ideal for both everyday living and hosting guests. The open-concept living area centers around a cozy gas fireplace, while a convenient office nook and a stylish 2-piece bath round out the main floor. Just off the dining area, enjoy your SUN-DRENCHED WEST-facing balcony for those warm summer evenings. Upstairs, you will find three generously sized bedrooms, filled with natural light. The primary suite offers a private 3-piece ensuite, while a full 4-piece bath serves the other two bedrooms--perfect for families or guests. The lower level includes a laundry and utility room, with direct access to your DOUBLE ATTACHED GARAGE, offering security and ample storage. There is plenty of additional street parking out front, and visitor parking close by makes hosting a breeze. As a resident of LAKE Chaparral, you will enjoy four-season fun--kayaking, paddleboarding, swimming, and fishing in the summer, plus skating and tobogganing in the winter. Shopping, dining, and schools are just minutes away, making this a truly unbeatable location. Do not miss this chance to live in one of Calgary's most sought-after lake communities--where lifestyle meets comfort, and community is everything. (id:6769)

Bedroom 9.00 Ft x 10.25 Ft  
 Other 3.00 Ft x 5.25 Ft  
 Bedroom 9.83 Ft x 9.25 Ft  
 4pc Bathroom 8.42 Ft x 4.92 Ft  
 Primary Bedroom 12.25 Ft x 12.17 Ft  
 Other 2.92 Ft x 5.50 Ft

Laundry room 6.50 Ft x 5.42 Ft  
 Other 4.75 Ft x 6.33 Ft  
 Dining room 12.08 Ft x 8.25 Ft  
 Kitchen 11.00 Ft x 12.42 Ft  
 Living room 11.75 Ft x 12.00 Ft  
 Office 4.83 Ft x 5.92 Ft

Listing Presented By:



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 2% Realty

<http://www.gavinconway.ca/>



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3pc Bathroom 6.67 Ft x 8.92 Ft

Other 4.75 Ft x 7.33 Ft

Furnace 19.00 Ft x 11.00 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft