



## 163 Chapalina Square Calgary Alberta

\$449,000

Welcome to this charming 3-bedroom townhouse. Approaching this home, you are greeted with a charming fenced front patio area providing a lovely outdoor retreat. The entry with closet leads you into the generous living room with a focal gas fireplace with a modern tile surround and wood mantle. The adjacent kitchen is large enough for a table and includes extra tall wood cabinetry and lots of counter space. A large opening connects the living room and kitchen while still providing separation. The mudroom joins the single garage to the house while conveniently providing storage. Completing the main floor is a half bath. Upstairs is a smart layout of 2 large bedrooms with ensuite baths and walk in closets. This is a perfect configuration for roommates, a teenager, or frequent guests. The second floor also features a laundry closet for ease. The basement is fully developed into a large rec room / bedroom and another full ensuite. There is also a separate utility room which provides some additional storage. With its own front yard and attached single garage you will have the comforts of a single-family home without the exterior maintenance. Chaparral is a wonderful established lake community with schools and shopping. There are abundant sporting facilities, skating, fishing, swimming, beach, and more. (id:6769)

Bedroom 17.75 Ft x 25.08 Ft

Furnace 19.08 Ft x 7.25 Ft

4pc Bathroom 8.50 Ft x 4.75 Ft

Kitchen 13.00 Ft x 15.75 Ft

Living room 15.08 Ft x 15.08 Ft

2pc Bathroom 4.75 Ft x 4.83 Ft

Primary Bedroom 10.58 Ft x 11.67 Ft

Primary Bedroom 15.67 Ft x 12.00 Ft

3pc Bathroom 4.67 Ft x 7.42 Ft

4pc Bathroom 7.83 Ft x 7.75 Ft

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