



## REAL TIME



214 Chapalina Court Calgary Alberta

\$899,900

Welcome to one of the best family homes in Lake Chaparral. Tucked away on a quiet bay with only six other homes, this property offers privacy, space, and an incredible lifestyle – all just a short walk to the lake. This is a true six-bedroom home, offering over 2,700 square feet above grade, plus a fully developed basement with more than 1,200 additional square feet. Even better, the major upgrades are already done. Over the past three years, the home has been updated with new luxury vinyl plank flooring, new carpet in the bedrooms, two new furnaces, a new hot water tank, a new roof, a new garage door opener, and quartz countertops in all bathrooms -- Front and Back GEMSTONE LIGHTING, making this a move-in-ready home you can feel confident in. As you enter, you're welcomed by a large foyer with a double-door closet and plenty of room for family and guests. Just off the entry is a flexible open office or formal dining space, perfect for working from home or entertaining. The home opens into a massive great room, anchored by a gas fireplace with a custom cabinet surround and built-in shelving -- the perfect place to gather. The wide-open kitchen is designed for real life, featuring white cabinetry, granite countertops, stainless steel appliances, deep pot and pan drawers, and a huge island with a raised eating bar that comfortably seats five. With 9-foot ceilings on both the main floor and basement and large windows throughout, the home feels bright and open. Upstairs are four spacious bedrooms, including an oversized primary retreat. The spa-inspired ensuite features quartz countertops, dual undermount sinks in a 9-foot vanity, a corner soaker tub with frosted windows, and a 6-foot glass-enclosed shower with dual shower heads and four body sprays. A large walk-in closet completes the space. The additional bedrooms are generously sized, including one with its own walk-in...

5pc Bathroom 5.00 Ft x 10.92 Ft

5pc Bathroom 14.75 Ft x 11.42 Ft

Primary Bedroom 16.17 Ft x 17.08 Ft

Bedroom 14.83 Ft x 9.92 Ft

Bedroom 14.75 Ft x 10.00 Ft

Laundry room 6.25 Ft x 10.92 Ft

Bedroom 12.00 Ft x 10.08 Ft

Recreational. Games room 32.17 Ft x 18.58 Ft

Furnace 15.08 Ft x 16.25 Ft

2pc Bathroom 5.00 Ft x 5.75 Ft

Dining room 13.08 Ft x 12.33 Ft

Foyer 8.08 Ft x 6.00 Ft

### Listing Presented By:



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eXp Realty

<http://markverzyl.ca/>

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**Bedroom** 19.17 Ft x 14.67 Ft

**Other** 14.83 Ft x 5.75 Ft

**4pc Bathroom** 5.08 Ft x 8.08 Ft

**Bedroom** 9.92 Ft x 16.00 Ft

**Kitchen** 13.17 Ft x 13.50 Ft

**Great room** 23.00 Ft x 19.25 Ft

**Office** 10.50 Ft x 9.83 Ft