



# 44 Chapalina Rise Calgary Alberta

\$724,800

\*\*\*Make your First Visit through the 3D Tour.\*\*\* Inviting and bright with over 3000 sq.ft. of developed living space, this 5 bedroom home provides comfort with every step and is perfect for the growing family. Beautiful exterior curb side appeal with new hardy board siding, a new roof, gemstone lights and an inviting front porch to welcome you home. Upon entry, you will notice a front foyer that feels open and bright with its vaulted ceiling. Follow the cork flooring into the heart of this home to be welcomed by a large open area. The family room enjoys the ambiance provided by a cozy fireplace with tasteful surrounding builtins. In the kitchen, there is an island with a built in sink and a raised breakfast bar that seats 4, a corner pantry, plenty of cupboard space, lots of countertop space and views onto both the dining nook and the family room. The dining nook is brightly lit with window seating and a sliding door that goes out to the backyard. Take the sliding door outside to discover a good sized deck that encourages outdoor gatherings, as well as a spacious yard complete with a good sized shed. Back inside, the large den on the main floor adds for convenience in lifestyle and ease of use as a music room, a home office, or even a study area. Take the main floor stairs up to find a large upstairs that features a relaxing carpeted bonus room that can serve as a private retreat or a gathering area for many. There are three bedrooms upstairs including a spacious primary bedroom with walk-in closet and a separate bathroom area with ambient skylight, a soaker tub, large shower area, and a toilet with private door. Downstairs you will find two additional bedrooms and another family room area with built-ins and the comfort of carpet underfoot. Other upgrades include Air Conditioning, Water softener, garburator & VacuFlo. Situated in the thriving community of Lake Cha...

- Bonus Room 18.75 Ft x 17.08 Ft
- Bedroom 8.83 Ft x 13.08 Ft
- Bedroom 11.17 Ft x 9.42 Ft
- Primary Bedroom 14.50 Ft x 13.83 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- 4pc Bathroom .00 Ft x .00 Ft

- Bedroom 12.33 Ft x 9.92 Ft
- Bedroom 11.42 Ft x 12.33 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Office 10.92 Ft x 12.67 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Living room 16.83 Ft x 14.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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 RE/MAX LANDAN REAL ESTATE  
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Living room 19.50 Ft x 13.42 Ft

Other 12.92 Ft x 24.50 Ft