



## 48 Chapalina Manor Calgary Alberta

\$699,900

Quick Possession Available! Lake Chaparral- Beautiful 1759 sq. ft. home with 4 bedrooms, 3 1/2 bathrooms, bonus room, fully finished basement, and a double attached garage! Excellent location on a quiet cul-de-sac in the Lake Chaparral Community that offers exceptional amenities, including a private lake with beaches, fishing, boating, tennis courts, playgrounds, and a welcoming clubhouse. The home's wide-open main floor plan features: a spacious front entry, 2-piece bathroom, a gorgeous white kitchen with gas stove, granite counters, updated fridge and dishwasher, a spacious family sized dining nook, great room with gas fireplace, and convenient main floor laundry. Upstairs you are greeted with a unique split staircase with a huge bonus room on one side and the 3 bedrooms and 2 full bathrooms on the other. The beautiful owner's suite includes a 4-piece ensuite with soaker tub and separate shower, and a walk-in closet. Basement is fully finished with a rec room, 4th bedroom (wardrobe included) with 3-piece ensuite bath and lots of storage. Loads of extras in this house like; central AC, 2-year-old furnace, new hot water tank, recent (2022) roof, eavestroughs, fascia, metal accent cladding, Gemstone exterior lights, irrigation system, and luxury vinyl plank floors throughout. The private backyard is fully fenced and landscaped with a large deck, dog run, and convenient rear alley access. This is a great location on a quiet street with a short walk to the lake and schools. (id:6769)

Recreational, Games room 14.42 Ft x 13.08 Ft  
Bedroom 10.67 Ft x 11.08 Ft  
3pc Bathroom 9.00 Ft x 6.83 Ft  
Great room 14.00 Ft x 12.67 Ft  
Kitchen 12.00 Ft x 11.00 Ft  
Dining room 12.00 Ft x 7.08 Ft  
2pc Bathroom 5.58 Ft x 4.58 Ft  
Laundry room 8.67 Ft x 5.50 Ft

Bonus Room 18.00 Ft x 13.08 Ft  
Primary Bedroom 14.25 Ft x 13.08 Ft  
4pc Bathroom 7.00 Ft x 8.25 Ft  
Other 9.00 Ft x 5.00 Ft  
Bedroom 9.83 Ft x 9.58 Ft  
Bedroom 9.00 Ft x 10.00 Ft  
4pc Bathroom 8.00 Ft x 5.50 Ft

Listing Presented By:



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