



## 59 Chapalina Close Calgary Alberta

\$769,900

What a wonderful location for this fabulous home in Chaparral. Watch your children go to school and play on the fabulous green space just right across the street. This home features four generous size bedrooms, a fabulous open floor plan on the main and also a main floor den/office for those working from home. Gorgeous luxury vinyl plank flooring was recently installed on the main and upper floors, new garage door and opener in 2022, and a new hot water tank in 2021. This home features Central Air Conditioning for year round comfort, a Telus security system that has doorbell camera and thermostat, underground sprinkler system. There is also a huge bonus room on the upper level and a fabulous recreation room with a home theatre and exercise area; huge amount of storage in the basement. This wonderful community has walking/cycling pathways and you also have lake access for year round recreational activities. If you are a golf enthusiast you have two wonderful golf courses to choose from along with ease of access to Macleod Trail and Stoney Trail nearby. Be the first to view call for your private viewing today. (id:6769)

Bedroom 11.67 Ft x 9.75 Ft	Laundry room 9.25 Ft x 8.83 Ft
Recreational, Games room 25.75 Ft x 19.50 Ft	2pc Bathroom .00 Ft x .00 Ft
Storage 10.50 Ft x 10.33 Ft	Bonus Room 18.00 Ft x 16.33 Ft
3pc Bathroom .00 Ft x .00 Ft	Primary Bedroom 14.58 Ft x 14.50 Ft
Office 12.67 Ft x 11.58 Ft	Bedroom 12.00 Ft x 10.17 Ft
Kitchen 12.00 Ft x 12.00 Ft	Bedroom 12.00 Ft x 9.92 Ft
Dining room 12.83 Ft x 9.92 Ft	4pc Bathroom .00 Ft x .00 Ft
Family room 17.92 Ft x 11.50 Ft	4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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