



8 Chapalina Crescent Calgary Alberta

\$625,000

**** OPEN HOUSE - Saturday, March 14 from 1-3pm **** Welcome to the established lake community of Chaparral, a neighbourhood well known for its family atmosphere, excellent schools, and year-round recreation. This 2-storey home is ideally located within a short walk to Chaparral School (K-6) and the popular Lake Chaparral Residents Association, making it a practical choice for families who want both convenience and an active community lifestyle. The home offers a comfortable and functional layout with 4 bedrooms (3-up, 1-down) and 3 full bathrooms, including a 4-pc ensuite in the primary bedroom, and a convenient 2-piece bathroom on the main floor. The upper-level family room with a cozy fireplace provides a great secondary living space and could be ideal for relaxing evenings, a kid's play area, or even a home office setup. Since purchasing the property in 2023, the current owners have made several key upgrades to improve both efficiency and comfort. These include a new furnace, an on-demand hot water system, a water filtration system, along with all new appliances (stove, microwave hood fan, refrigerator, dishwasher, washer and dryer). The rear deck has also been completely rebuilt, creating a welcoming outdoor space for summer barbecues and family gatherings. Parking and storage are well covered with a double attached front-drive garage and a large front driveway for additional vehicles or guests. A particularly unique feature for this community is the rear laneway access to the backyard. Chaparral was largely designed with front-drive garages only, so this added access is found on only a limited number of homes and offers flexibility for RV storage, additional parking, or future backyard improvements. The current owners also installed an exterior wheelchair lift, and an interior staircase lift to make visits from family members easier. These can remain in place if us...

Recreational, Games room 18.25 Ft x 17.17 Ft
 Bedroom 10.08 Ft x 10.25 Ft
 Furnace 7.08 Ft x 14.83 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Foyer 11.50 Ft x 8.58 Ft
 Kitchen 7.25 Ft x 14.67 Ft

Den 10.67 Ft x 10.75 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Family room 16.92 Ft x 12.67 Ft
 Primary Bedroom 10.75 Ft x 17.83 Ft
 Bedroom 10.92 Ft x 11.17 Ft
 Bedroom 8.42 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.jamienewton.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 7.42 Ft x 11.33 Ft
Living room 12.17 Ft x 16.75 Ft

4pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft