

79 Chapalina Square SE
Calgary, Alberta

MLS # A2201563



\$475,000

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Insulated, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Front Yard, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 481
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright and spacious 3-bedroom, 2.5-bathroom end-unit townhouse offering the perfect blend of style, comfort, and convenience! With extra windows throughout, this home is filled with natural light, creating a warm and inviting atmosphere. Step inside to luxury vinyl plank flooring throughout, providing a modern and low-maintenance touch. The open-concept living and dining areas are perfect for entertaining and featuring a cozy gas fireplace, perfect for relaxing at the end of the day. The large kitchen provides plenty of counter space, ample cabinetry, and even room for a small dining set, making it a fantastic space for cooking and gathering. A convenient powder room and access to the insulated attached garage completes the main level. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. The additional bedrooms are well-sized and share a good size main bathroom, making this home ideal for families or those needing extra space. The full unfinished basement is a blank canvas, already equipped with a large window and rough-ins for a future bathroom, allowing for endless possibilities—whether you want to add another bedroom, a rec room, or a home office. With a single attached garage for added convenience and walking distance to shopping, schools, and community amenities, this home truly has it all. Located in the vibrant Chaparral lake community, you'll enjoy year-round access to the lake, parks, walking paths, and recreation, making this an incredible opportunity to own a beautiful home in a fantastic neighbourhood. Don't miss out—schedule your showing today!