

**333 Chapalina Terrace SE**  
**Calgary, Alberta**

**MLS # A2206873**



**\$800,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** N/A

Nestled in the highly sought-after lake community of Lake Chaparral, this exceptional two-storey home offers over 3,200 sq. ft. of thoughtfully designed living space and exclusive LAKE ACCESS. The inviting, tiled entryway welcomes you into a bright and spacious main floor, featuring a large office—perfect for working from home. The open-concept layout seamlessly connects the living room, complete with a cozy gas fireplace, to the dining area and kitchen. The well-appointed kitchen boasts stainless steel appliances, a large island, a walk-through pantry with custom cabinetry, and ample counter space for all your culinary needs. Step outside to your huge, private backyard, surrounded by mature trees—an ideal setting for summer BBQs with family and friends. Upstairs, the massive bonus room with vaulted ceilings offers endless possibilities for relaxation or entertainment. The extra-large primary suite provides a true retreat at the end of the day, featuring a spacious walk-in closet and a 5-piece ensuite. Two additional generously sized bedrooms and a 4-piece bathroom complete this level. The fully finished basement is designed for versatility—whether as a play area for kids or the ultimate entertainment space. It also includes another 4-piece bathroom, with the potential to add a fourth bedroom with a simple wall addition. This home is truly move-in ready, with recent upgrades including central air conditioning, hot water tank (2024), garage door opener (2024), a newer furnace (June 2021), a central vacuum system, new siding (2022), and a Legacy Class 4 impact-resistant roof (2021). Conveniently located close to schools, shopping, golf courses, parks, and the lake, you’ll have everything you need at your fingertips. Plus, with easy access to McLeod Trail, Deerfoot Trail, and Stoney Trail, commuting downtown or escaping to the mountains

for the weekend is effortless. Don't miss your chance to own this incredible home in Lake Chaparral—schedule your viewing today!