

# \$679,900 - 174 Chapalina Terrace Se, Calgary

MLS® #A2212406

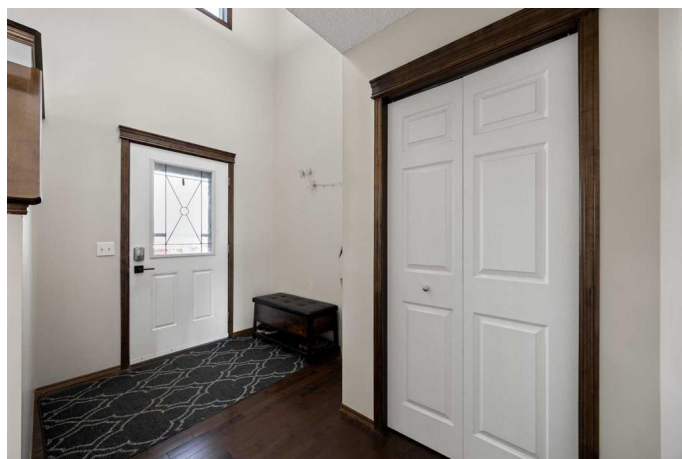
**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,780 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

\*OPEN HOUSE, SATURDAY APRIL 26, 12-2PM\* Welcome to your dream family home in the highly sought-after lake community of Chaparral! This beautifully maintained four-bedroom, three-and-a-half-bathroom home offers over 2,400 square feet of developed living space on a spacious lot. Recent upgrades include a newer roof, replaced west siding and part of the north siding, new back windows, a brand-new hot water tank installed in 2024, and an A/C unit added in 2021 to keep you cool in the summer months. The home also features a water softener system and a full irrigation system to keep your lawn lush and green with ease. Inside, the main floor offers a bright and open-concept layout filled with natural light. The kitchen boasts a center island and corner pantry, flowing seamlessly into the cozy living room with a gas fireplace—perfect for family gatherings or quiet nights in. Upstairs, you'll find a spacious bonus room, a primary suite with a walk-in closet and private ensuite, plus two additional bedrooms and a full bathroom. The fully finished, modern basement expands your living space with a recreation area, mini bar/games space, an additional bedroom, and a full bathroom—ideal for guests, teens, or a home office setup. The west-facing backyard is fully fenced and features a large deck with no neighbours behind, making it perfect for enjoying long summer evenings in the sun. Best of all, this home includes year-round access to Lake Chaparral and is conveniently



located close to schools, parks, and shopping.  
Donâ€™t miss your chance to own this  
fantastic property in one of Calgaryâ€™s most  
desirable family communitiesâ€”book your  
private showing today!

Built in 2005

### Essential Information

MLS® #	A2212406
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,780
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	174 Chapalina Terrace Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3X3

### Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking
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	Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, No Neighbours Behind, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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