

# \$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.  
Don't miss your chance to own this  
fantastic property in one of Calgary's most  
desirable family communities"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
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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