

**16 Chapalina Common SE
Calgary, Alberta****MLS # A2220931****\$819,999**

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Screen in basement

Welcome to Your Next Chapter in Lake Chaparral! Tucked into one of Calgary's most cherished lake communities, this beautifully cared for 4-bedroom, 4-bathroom detached home offers a perfect blend of space, comfort, and thoughtful design—ideal for growing families or anyone looking to put down roots in a vibrant, community-focused neighbourhood. From the moment you walk in, you're greeted by a bright and inviting main floor. A flex room/den at the front of the home makes a perfect office, reading nook, or playroom. Just beyond, the open-concept kitchen, dining, and living area is filled with natural light from large windows and features soaring ceilings and a cozy gas fireplace. The kitchen is a standout with a gas stove, convenient access to the backyard, and a massive walk-through pantry that connects to a generous mud/laundry room—conveniently located right off the oversized, heated double detached garage. Upstairs, your primary retreat awaits. This room is truly spacious, with a walk-in closet, a bright and airy four-piece ensuite, and a soaker tub to unwind in. Two more bedrooms (one with a walk-in closet), a four-piece bathroom, and a large bonus room offer plenty of room for the whole family. The fully finished basement adds even more living space with a fourth bedroom, three-piece bathroom, and a large rec room—already set up with a built-in screen and projector wiring. There's also a dedicated storage/utility room for all the extras. Step outside to enjoy your private backyard with a deck—perfect for relaxing or entertaining. Just a short walk takes you to Lake Chaparral, where year-round activities like swimming, skating, and community events bring neighbours together. A scenic path down the street leads to a playground and green space, and you're just minutes from schools,

shopping, restaurants, and everything your family needs. This is more than just a house. It's a place to grow, connect, and create lifelong memories.