

232 Chapalina Terrace SE
Calgary, Alberta**MLS # A2235041****\$739,000**

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub		
Inclusions:	N/A		

Welcome to this beautifully maintained family residence in sought-after Lake Chaparral, where inviting curb appeal, pristine condition, and thoughtful upgrades combine to create a home that simply feels right the moment you step through the door. From the airy, light-filled entry to the warm and cozy interiors, this home radiates positive energy. The main floor is designed for both daily living and gracious entertaining, featuring rich hardwood floors, a gourmet kitchen renovated to perfection with refaced and freshly painted cabinetry, under-cabinet lighting, a sleek white double Blanco sink with garburator, stainless steel appliances (all less than 5 years old), and expansive granite countertops including a central island that invites mornings of serving pancakes or gathering over coffee. The kitchen opens to a generous dining area bathed in natural light, perfect for hosting family celebrations or quiet dinners. This welcoming space flows seamlessly into the inviting living room, where a stunning gas fireplace with updated tile surround and a grand mantle offers the perfect backdrop for cozy evenings with loved ones. The well-planned walk-through pantry offers custom shelving and connects to a practical mudroom with a bench and convenient main floor laundry with washer and dryer (less than 3 years old). Tucked thoughtfully off this space is a discreet and handy powder room. The main floor office or flex room provides a quiet space for work or study. Upstairs, a large skylight fills the hallway with natural light, leading to the expansive primary retreat overlooking the lush, south-facing backyard. This serene sanctuary features an updated ensuite with quartz counters, dual sinks, a soaker tub, an oversize glass shower with new tile, and a spacious walk-in closet. Two additional large bedrooms, a fully renovated second bathroom with slate floors, new tile, glass accents,

and updated lighting, and an impressive bonus room offering ample space for a media area, play zone, or workstations complete the upper level. Outside, discover a private oasis designed for relaxation and gatherings, with a large deck, new patio, pergola, multiple seating areas, green space for play, and plenty of room for firepits, s’mores, and starry nights shared with family and friends. A retractable awning provides shade on sunny days. The charming front covered porch invites you to sit and enjoy the peaceful streetscape, while app-controlled WATTS LED lighting along the front of the home offers customizable ambiance for every season. Other recent improvements include a new roof (2021) and a brand new hot water tank (2025). The bright basement offers endless possibilities for future development. All this in a vibrant lake community offering year-round recreation including swimming, skating, tennis, and beach fun, plus proximity to schools, shops, popular dining, and easy access to the mountains. A truly special opportunity to own in one of Calgary's most beloved neighbourhoods.