

**206 Chapalina Court SE
Calgary, Alberta**

MLS # A2283620

\$789,900



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|------------------|--|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,105 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Pie Shaped Lot | | |

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|--------------------|---------------------------------------|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: All window coverings including rods and drapes, PAX storage units in the laundry room and at the garage entry, bench at garage entry, overhead rack in the garage, basement TV mount and outdoor shed.

Welcome home to lake community living at its finest, tucked away on a quiet cul-de-sac in one of Calgary's most desirable neighbourhoods. This rare 5-bedroom, 3.5-bathroom home offers the space, comfort, and setting today's families are searching for. A full list of recent improvements can be found in the supplements but several fantastic highlights include: Gemstone soffit lighting, Backyard sprinkler system, New shingles (2021), Composite decking (2019), Windows (2022), Cellular window coverings on main floor (2026), Attic insulation (2025) and Central A/C (2025). Step inside to discover bright, immaculate living spaces filled with natural light designed for both relaxed everyday living and memorable gatherings. With a generous layout, cozy fireplace and central air conditioning, this home is as comfortable as it is welcoming — meticulously maintained and move-in ready. The 10 foot ceilings in the dining nook add so much to the sun-filled, airy feeling of the home! The lower level boasts 9 foot ceilings, a great rec space for workouts and movie nights as well as spacious laundry room, ample storage space in the mech room and a generous 5th bedroom + 3 piece bath. Outside, the lifestyle truly shines. This fantastic backyard on a pie-shaped lot provides extra room to play, host marshmallow roasts by the fire, garden, or simply unwind in your own private outdoor retreat. You'll fall in love with the raspberry bushes! Whether it's summer barbecues, kids playing freely, or peaceful evenings under the stars, this yard delivers. You'll appreciate the extra storage found in the spacious side yard shed allowing your garage to be free of bikes, yard equipment and other seasonal gear. Enjoy being just a short walk from the lake, nearby parks, schools, and shopping — everything your family needs for a vibrant, connected lifestyle. From morning

walks by the water to family bike rides and community events, this is a neighbourhood where lifelong memories are made. Don't miss a rare opportunity to own a spacious family home in a coveted lake community—this one truly checks all the boxes!