

# \$749,900 - 69 Chapalina Manor Se, Calgary

MLS® #A2205856

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

This beautifully renovated home in the heart of Chaparral offers a rare combination of luxury, functionality, and craftsmanship. Situated on a beautifully landscaped 5,000 sq. ft. pie-shaped lot, this meticulously updated home boasts over 2,600 sq. ft. of fully developed living space with 4 bedrooms, 2.5 bathrooms, 2 living areas, a main-level office, and modern upgrades throughout. The main floor has been completely renovated to offer a contemporary aesthetic. Durable luxury vinyl plank flooring flows seamlessly throughout, while large rear-facing windows fill the home with natural light from morning to evening. The open-concept design allows the kitchen to overlook both the dining and living areas—ideal for entertaining guests or keeping an eye on young children. The stunning kitchen, renovated in 2022 by Legacy Kitchens, is a chef's dream. It features full-height white shaker cabinets, an oversized island, quartz countertops, and a beautiful herringbone subway tile backsplash. A built-in sideboard in the dining area adds extra storage and visual continuity. The kitchen is complete with a built-in range hood, black stainless steel appliances—including a built-in wall oven and microwave—and an induction cooktop. Additional main-floor features include a large office/den, a stylish 2-piece powder room, and a rear mudroom with a laundry area (featuring a new washer and dryer in 2023), offering both convenience and organization for everyday living. Upstairs, you'll find three



generously sized bedrooms with brand-new carpeting throughout. The spacious primary suite (15' x 12') includes a 4-piece ensuite with an oversized vanity, walk-in shower, soaker tub, and a large walk-in closet. Two additional bedrooms, a full bathroom, and extra storage space complete the upper level. The fully developed and freshly painted basement offers new carpeting, a large recreation/media area, and a flexible space ideal for a kidsâ€™™ playroom or home gym. A fourth bedroom and rough-in plumbing for an additional bathroom make this level both functional and future-ready. The expansive pie-shaped backyard offers ample green space for kids, pets, or entertaining. With ideal southwest exposure, the yard enjoys all-day sunâ€™™perfect for relaxing, gardening, or soaking in summer evenings. The spacious deck, rebuilt in 2019, is ideal for barbecues and outdoor dining, while mature trees and thoughtful landscaping provide privacy. Pride of ownership is evident throughout, with numerous major updates including new siding, fascia, soffits, gutters, and a new roof - all completed in 2021. Additional upgrades include a central air conditioner and water heater (2019), and a water softener (2022), all contributing to year-round comfort and efficiency. Located in sought-after Chaparralâ€™™close to parks, schools, amenities, and with lake access for residents, this beautifully maintained property offers the best in upgraded family living in one of Calgaryâ€™™s most desired lake communities.

Built in 1999

**Essential Information**

MLS® #	A2205856
Price	\$749,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,853
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	69 Chapalina Manor Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3P2

### Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	3
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Charles
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