

# \$699,999 - 69 Chapalina Manor Se, Calgary

MLS® #A2232690

**\$699,999**

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 (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 kids'™ 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 sun, 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 A/C to keep you cool all summer, a water heater (2019), and a water softener (2022), all contributing to year-round comfort and efficiency. Located in sought-after Chaparral, this beautifully maintained home offers upgraded family living with lake access, near parks, great schools, and amenities in one of Calgary's™ most desirable lake communities.

Built in 1999

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2232690  |
| Price    | \$699,999 |
| 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        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| 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      | Stone, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 6               |
| Zoning         | R-G             |
| HOA Fees       | 372             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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