

# \$695,000 - 12 Chapalina Manor Se, Calgary

MLS® #A2236145

**\$695,000**

4 Bedroom, 3.00 Bathroom, 1,525 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Turn-key lake living at its finest—welcome to 12 Chapalina Manor SE.

Quiet Chapalina Manor location in popular Lake Chaparral. This fully developed two-storey offers ~2,257 sq ft of finished space, 4 bedrooms and 2.5 baths, and OVER \$100K IN RECENT RENOVATIONS.

Main level features a dramatic TWO-STOREY FOYER and BRAZILIAN CHERRY HARDWOOD FLOORING, which continues throughout the CARPET-FREE UPPER LEVEL. The kitchen has been professionally updated with HIGH-GLOSS WHITE CABINETRY, QUARTZ COUNTERS, tile backsplash, PREMIUM STAINLESS-STEEL APPLIANCES (including JennAir dishwasher), and a WALK-THROUGH CORNER PANTRY leading to the MUDROOM AND LAUNDRY.

Dining area opens to a FULLY ENCLOSED DECK for year-round outdoor enjoyment. The bright living room features a GAS FIREPLACE.

Upstairs hosts three bedrooms, including a spacious primary with a CUSTOM WALK-IN CLOSET and a FOUR-PIECE ENSUITE. A second full bath serves the two additional bedrooms.

The finished basement offers 9'™ CEILINGS, a recreation area, a FULL



KITCHENETTE, and a fourth bedroom  
â€”ideal for guests, teens, or extended family.

Additional updates include TWO NEW FRONT  
WINDOWS, HIGH-EFFICIENCY FURNACE,  
HOT WATER TANK, CENTRAL A/C, NEWER  
ROOF SHINGLES, and MODERN FIXTURES  
throughout.

Enjoy a PRIVATE WEST-FACING  
BACKYARD with a garden shed and an  
INSULATED DOUBLE ATTACHED GARAGE.

Located in a quiet, family-friendly community  
with YEAR-ROUND LAKE PRIVILEGES  
including swimming, skating, fishing, tennis,  
and more. Walking distance to SCHOOLS,  
PARKS, AND PATHWAYS with quick access  
to STONEY, MACLEOD, AND DEERFOOT  
TRAILS. The basement has a full bath  
rough-in for future development.

Call your favourite Realtor and schedule a tour  
today.

Built in 1999

**Essential Information**

MLS® #	A2236145
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,525
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	12 Chapalina Manor Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3P3

## Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Covered Courtyard, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	R-G

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Listing Details

Listing Office

Real Broker

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