

# \$940,000 - 346 Chapalina Gardens Se, Calgary

MLS® #A2208574

**\$940,000**

5 Bedroom, 4.00 Bathroom, 2,496 sqft  
Residential on 0.22 Acres

Chaparral, Calgary, Alberta

Open House Saturday, 2:00 - 4:00! Rare Opportunity in Lake Chaparral! This beautifully maintained, fully developed home offers over 3,600 SF of living space on a massive (9500 SF!) pie lot—perfect for a growing family. Ideally located on a quiet, family-friendly street just steps from a playground, this home has it all. The main floor features rich hardwood flooring, 9' ceilings, a bright front office, and a chef-inspired kitchen with custom wood cabinetry, Miele stainless steel appliances (including induction stove), granite counters, subway tile backsplash, and a large island with extra storage. The dining area shines with coffered ceilings and large windows overlooking the backyard, while the cozy family room is anchored by a travertine tile fireplace. A spacious mudroom, walk-through pantry, and powder room complete this level. Upstairs, the expansive primary suite offers a walk-in closet and luxurious en-suite with dual granite vanities, a corner soaker tub, and separate shower. Two more large bedrooms (one with a walk-in closet), a full bath, upper laundry, and vaulted bonus room provide space for the whole family. The fully finished basement includes 4th and 5th bedrooms, full bath, family room, gym area, and ample storage. Step outside to your huge, private backyard featuring a large two-tier deck, professional landscaping with curbing, a fire pit, space for a trampoline, and your very own Cookshack with an eat-up bar—perfect for summer entertaining! Additional perks include



a 4 year old roof, updated siding, and full lake privileges with year-round activities: swimming, skating, fishing, and more. Minutes to Fish Creek Park, major roadways, and shopping in Walden, Legacy, and Shawnessy. This one checks every boxâ€”don't miss it!

Built in 2006

### **Essential Information**

MLS® #	A2208574
Price	\$940,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,496
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	346 Chapalina Gardens Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0A9

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features Breakfast Bar, Double Vanity Island  
 Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator  
 Heating Forced Air, Natural Gas  
 Cooling Central Air  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Family Room, Gas  
 Has Basement Yes  
 Basement Finished, Full



**Exterior**

Exterior Features Fire Pit  
 Lot Description Gazebo, Pie Shaped Lot, Treed  
 Roof Asphalt Shingle  
 Construction Wood Frame  
 Foundation Poured Concrete

**Additional Information**

Date Listed April 4th, 2025  
 Days on Market 1  
 Zoning R-G  
 HOA Fees 372  
 HOA Fees Freq. ANN

**Listing Details**

Listing Office RE/MAX Realty Professionals

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