



COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP

30 CHAPALINA WAY SE | CALGARY, ALBERTA, CANADA
COMMUNITY OF CHAPARRAL



YOU HAVE ARRIVED...

Pull into the driveway and take in the stunning curb appeal of this perfect family home! Large mature trees, low maintenance landscaping, and years of meticulous upkeep combine to provide an inviting home. The river rock skirting and blue trim make this home stand out among the rest.







FABULOUS BACKYARD

You and your family will love making memories in this backyard for years to come! Put some steak on the grill and sit down on your deck for picturesque dinner setting. The Trex composite deck requires no upkeep, is extremely durable, and means you won't have to worry about fixing this deck any time soon. Transition down to the lower deck to roast some marshmallows for desert in the perfect spot for a fire pit. The rest of this massive low maintenance yard has plenty of lush grass that is great for kids and family pets to enjoy running around in!











STEP INSIDE

As you enter your new dream home you will be delighted to see this beautifully renovated main level. Gleaming newly finished floors, wide open spaces, and modern paint color palettes combine to give this space a fresh and modern feeling.







FAMILY ROOM

Your main floor family room is anchored by a warm and inviting fireplace clad with river rock that ties in with the exterior motif. A massive window allows light to flood into this space and further brightens up this exquisite space.











YOUR DREAM KITCHEN

New stainless-steel appliances, gorgeous quartz counter tops, an abundance of storage and so much more is offered in this stylish kitchen. The two-tone design is perfectly executed with a dark accented island that provides the ideal location for the kids to have breakfast every morning. Sit down with your family in your dining area. Anchored by a bar fridge, wine storage, and beautiful glass cupboards for your best dining sets, this is a superbly equipped area for entertaining family and friends!













UPPER-LEVEL LIVING QUARTERS...

As you transition upstairs, take note of the superb millwork and large spaces. You are immediately met by a large family flex room with an abundance of space for a couch to watch your families' favorite movies, games area for the kids, or anything else your family might need! On this level you have two additional bedrooms that are great for your kids and a bathroom that has been beautifully updated and makes getting ready for school in the morning a breeze.







PRIMARY ENSUITE OASIS

There's nothing like retreating to your very own oasis after a long day! Centering the room is a massive window that allows the morning light to flood in for a fairy tale wake up every day.









ENSUITE

Turn off the lights, light a candle, pour a glass of your favorite wine, and steal a bit of time for yourself in your huge soaker tub. Plenty of storage space and a walk-in closet tie the functionality of this space together and leaves you wanting for nothing!



LOWER-LEVEL ENTERTAINING HAVEN

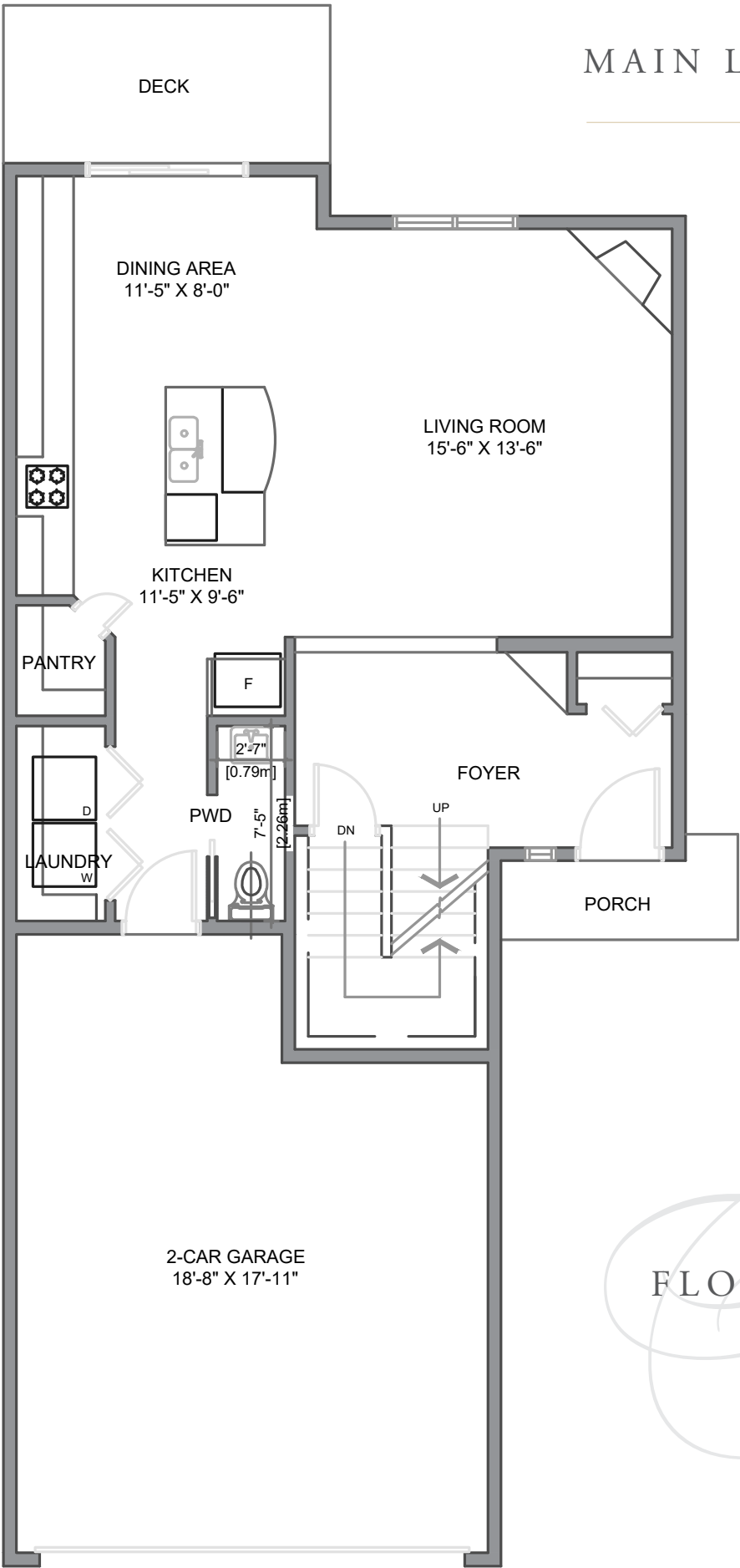
This house just keeps giving with yet another beautifully appointed space. As you step into the lower level it is hard not to notice how bright and open this space feels despite being below grade. Custom lighting, built-in speakers, and high-grade millwork gives this space a modern feel. Pull a cold drink out of the bar fridge and play a game of darts with your friends or settle down in front of another fireplace to play your favorite board games. This additional square footage also provides an ideal space for your own in-home gym!





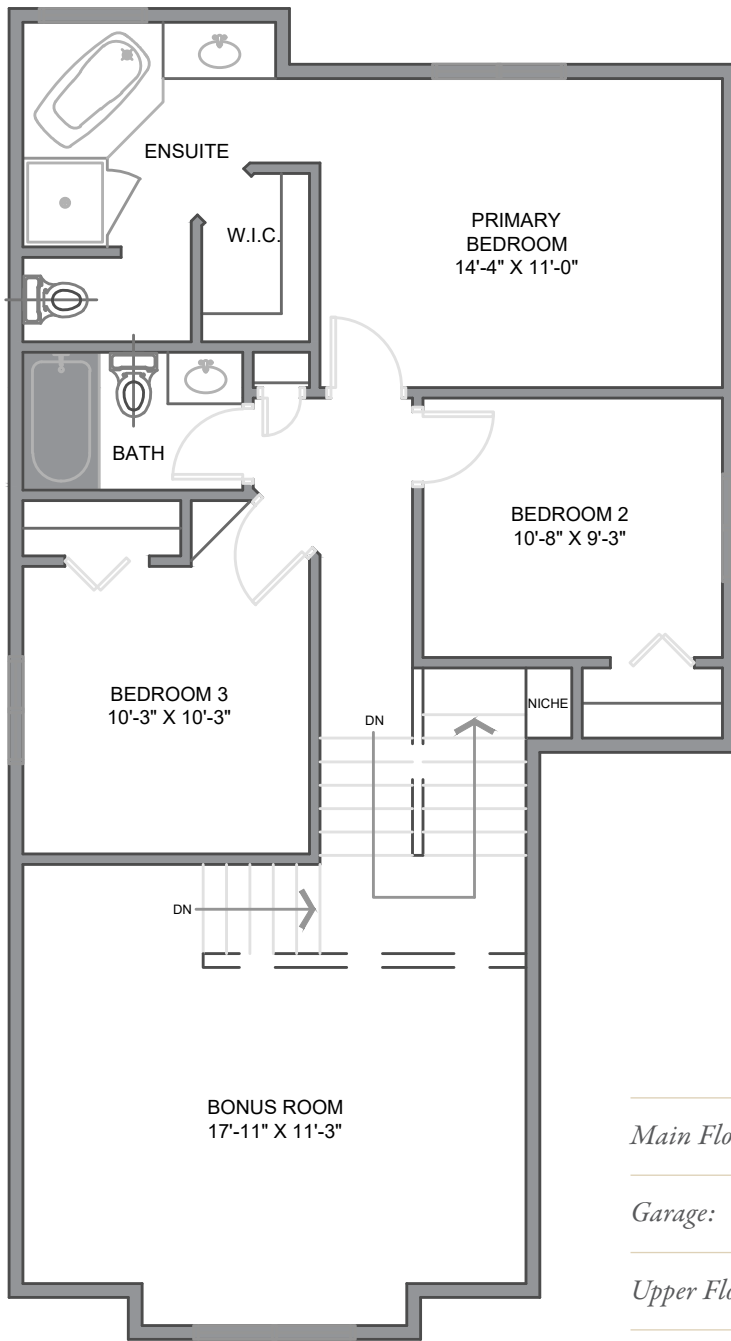




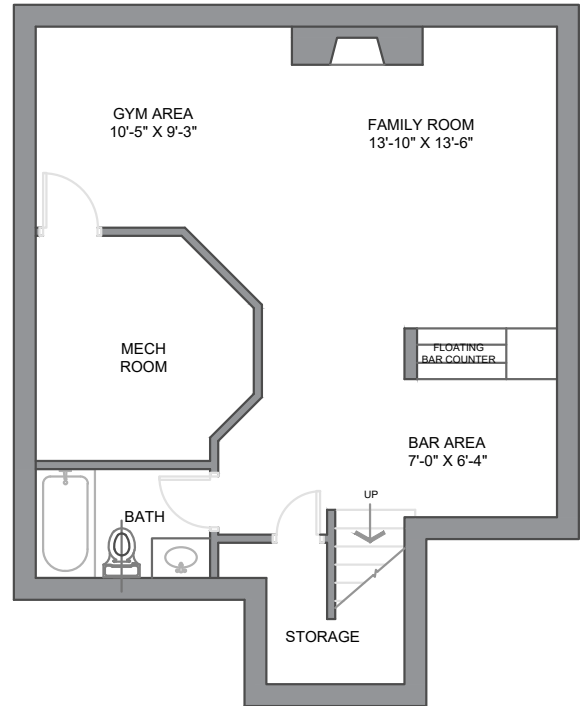


MAIN LEVEL





UPPER LEVEL



LOWER LEVEL

Main Floor Space: 753.23 square feet

Garage: 371.46 square feet

Upper Floor Space: 1,037.88 square feet

Total Above Grade Floor Space: 1,791.11 square feet

Lower Floor Space: 616.23 square feet

Total Developed Floor Space: 2,407.34 square feet

E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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www.thestarnesgroup.com
www.cbcompleterealestate.com
www.globalluxurycalgary.com

#72155, 1600 90th Avenue SW Calgary, Alberta, Canada T2V 5H9



RACHELLE STARNES
Licensed Real Estate Associate

C: 403.870.8668
E: rachelle@thestarnesgroup.com



KYLE DEXTER
Licensed Real Estate Associate

C: 403.690.7589
E: kyle@thestarnesgroup.com