



GRASSROOTS
REALTY GROUP

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356 Chaparral Drive SE
Calgary, Alberta

MLS # A2236809



\$799,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,229 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Off Street, Parking Pad, RV A		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: window coverings

This beautiful executive home is located in the lake community of Chaparral close to the lake entrance and School, Shopping and Stoney has been recently updated and renovated great open floor plan kitchen with 4 appliances office large family room with gas fireplace and a formal dinning room laundry room and a double attached garage upstairs has 4 bedrooms the master has a walk in closet and ensuite has a sky light with a jetted tub and a walk in closet Big yard with a large deck and an RV parking space or lots of room for another garage or parking an extra vehicle or two also has Gaz hook ups for BBQ The Basement is fully finished has a small bar or kitchen with no stove large rec room and a 3 piece bathroom. The house currently vacant great for an investor the previous tenant has been fantastic she has been in the property for 9 yrs and has done many upgrades and renos on the house she was currently paying \$3000.00/month the current rental value could be \$3500