



GRASSROOTS
REALTY GROUP

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15 Chaparral Link SE
Calgary, Alberta

MLS # A2247969



\$779,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,359 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Pantry		

Inclusions: TV & speakers in workout room, Dart board & sound bar in family room, Gazebo, Hot Tub, Firepit, Raised Garden, 2 Sheds, garage heater, garage work bench.

PRICE DROP SEPT 12! Welcome to one of the largest 2-storey homes located on a quiet street in the desirable community of Lake Chaparral. This home is located in close proximity to the entrance/exit of the Community making for an easy commute to and from work. The majority of the home has been updated in the past few years. Those updates include: 2025 furnace, water tank, flooring, & baseboards. newer roof, attic insulation, windows, & siding. The kitchen was updated with new cabinets to the ceiling, granite counter tops and some appliances. The main floor consists of a front living room, formal dining room, half bath, laundry, an office, an updated kitchen with large island, and an open concept connecting living room with a gas fireplace. Access to the yard which has a hot tub, upper lower deck, lower level firepit, covered gazebo, 2 sheds, BBQ area and additional sitting area. The upper level has 4 bedrooms with 2 full baths. The primary bedroom is larger and faces south. It has its own walk in closet along with a 4 piece bathroom with jacuzzi tub and seperate shower. The lower level is fully developed with a large workout area and additional storage. The basement development boasts a large rec room wired for surround sound speakers, 3 sided fireplace, wet bar, dart board and games room area. The garage is oversized including work bench and heated. Home is located close to the community lake entrance, both catholic/public elementary schools and the neighborhood plaza.