



112 Chaparral Circle SE
Calgary, Alberta

MLS # A2309283



\$669,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Storage Shed

Welcome to this beautiful 2-storey family home in the desirable Chaparral community, offering excellent privacy as it backs directly onto peaceful green space with no rear neighbours. This thoughtful layout provides a quiet retreat while remaining perfectly connected to everything the neighbourhood has to offer. Enter through the impressive grand 2-storey-high foyer where laminate flooring flows seamlessly throughout the bright, open-concept main level. The living and dining rooms feel warm and welcoming, filled with natural light streaming through large windows and anchored by a refinished stone gas fireplace that creates a perfect ambiance. The spacious kitchen is a true highlight, shining with ample cabinetry, elegant tile backsplash, generous walk-in pantry, beautifully refinished countertops, and modern stainless steel appliances including a 2022 fridge and dishwasher. A large central island with stainless steel sink, extra storage, and breakfast bar makes it ideal for casual meals or entertaining guests. The main floor is completed by a practical 2-piece bath and laundry room, both finished with durable tile flooring, along with a 2022 washer and dryer. Upstairs, the primary bedroom is generously sized with a large window, expansive walk-in closet, and a luxurious 4-piece ensuite featuring granite vanity countertop, tile flooring, a recently replaced tub, and a beautiful tile surround walk-in shower. Two additional good-sized bedrooms, a large bonus room with its own big window that offers versatile space for a home office, media room or play area, plus a 4-piece family bathroom with tile flooring and tub/shower with tile surround complete the upper level. Brand new carpet installed in 2025 feels plush and fresh throughout. The finished basement adds even more livable space with a recreation room perfect for movie nights or family gatherings, an extra bedroom, a utility

area with sink, and loads of storage. A new water heater was recently installed for years of reliable comfort. Outside, the home boasts fresh curb appeal thanks to new siding, shingles, and eavestroughs. Enjoy the private backyard complete with a big deck featuring privacy wall, storage shed, garden bed, and plenty of room for the kids to play safely. Additional highlights include the double attached garage and central air conditioning throughout for year-round comfort. This well-kept and thoughtfully updated home is ideally located just steps to playgrounds, walking paths, St. Sebastian School, and Chaparral School. Quick access to Stoney Trail and Macleod Trail makes commuting to anywhere in the city effortless and convenient. Best of all, you're living in a vibrant lake community. Just steps away is Chaparral Lake, a stunning 32-acre man-made lake surrounded by a 21-acre park featuring two charming waterfalls, sandy beach areas perfect for swimming, free access to canoes, kayaks, paddle boats and paddle boards, fishing opportunities, picnic areas, playgrounds, and scenic wetland trails.