



GRASSROOTS

REALTY GROUP

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**60 Chaparral Way SE
Calgary, Alberta**

MLS # A2318767

\$675,000



Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained family home in the heart of Chaparral, one of Calgary's most sought-after lake communities. Perfectly situated on a quiet street and within walking distance to schools, playgrounds, parks, and the exclusive year-round amenities of Chaparral Lake, this exceptional home offers over 2,500 square feet of developed living space designed for comfortable family living and effortless entertaining. From the moment you arrive, you'll appreciate the inviting curb appeal, mature landscaping, and double attached garage. Inside, the bright and open main floor showcases hardwood flooring throughout and a stunning three-way gas fireplace that creates a warm and welcoming atmosphere from the living room, dining area, and kitchen. The spacious kitchen is the heart of the home, featuring granite countertops, stainless steel appliances, a large island with raised eating bar, corner pantry, and abundant cabinetry. Large windows flood the space with natural light while providing views of the beautifully landscaped south-facing backyard. Step outside onto the expansive deck where summer barbecues, family gatherings, and peaceful evenings become part of everyday life. The private backyard offers a true park-like setting with mature trees, ample green space, and a relaxing hot tub perfect for unwinding after a busy day. Upstairs, the generous primary retreat features a private four-piece ensuite and ample closet space. Two additional bedrooms and a second full bathroom provide plenty of room for growing families. The professionally finished basement extends your living space with a large recreation room centered around a cozy gas fireplace, a fourth bedroom, a three-piece bathroom, and excellent storage options. Enjoy the best of Calgary family living with nearby schools, playgrounds, pathways, community parks, and exclusive lake access. With

convenient access to Stoney Trail, Macleod Trail, transit, and the shopping, dining, and entertainment options of Shawnessy, this home offers the perfect combination of comfort, convenience, and community. A rare opportunity to own a move-in ready home in one of Calgary's most desirable lake communities.