



GRASSROOTS
REALTY GROUP

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69 Chaparral Villas SE
Calgary, Alberta

MLS # A2319163



\$829,900

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,512 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Moveable Backyard Shed		

****Open House August 2nd 11-1 and August 3rd 12-2**** Rare fully detached bungalow in the prestigious lake community of Chaparral, offering exceptional privacy, true single-level living, and a beautifully maintained, move-in-ready interior. Enjoy exclusive year-round access to Lake Chaparral, featuring a sandy beach, swimming, fishing, paddle boarding, kayaking, skating, hockey, walking paths, racquet courts, playgrounds, and an active community lifestyle. With over 2,800 sq. ft. of developed living space, this elegant bungalow is thoughtfully designed for comfortable main-floor living, complemented by a fully finished lower level. Vaulted ceilings, expansive windows, and an open-concept layout create a bright, welcoming atmosphere filled with natural light. Rich hardwood flooring spans the main level, while the spacious great room is anchored by a striking fireplace and flows seamlessly into the dining area and kitchen. The well-appointed kitchen offers abundant cabinetry, generous counter space, and a central island ideal for both everyday living and entertaining. Recent appliance updates include a refrigerator and stove (2023) and a dishwasher (2026). A sunny breakfast nook overlooks the private, fully fenced backyard and provides direct access to the outdoor living space. The main floor is designed for convenience and comfort, featuring a spacious primary retreat with a walk-in closet and private ensuite. A dedicated home office, powder room, and main-floor laundry hookups are already in place, while the current washer and dryer are conveniently located on the lower level, allowing buyers the flexibility to choose the laundry arrangement that best suits their lifestyle. The fully finished lower level adds exceptional versatility with a large recreation room centered around a second fireplace, two additional bedrooms, a full bathroom, a

versatile office or hobby room, a utility room, abundant storage, and the home's laundry area. Surrounded by mature trees and adjacent to a greenspace, the beautifully landscaped, fully fenced yard offers outstanding privacy and a peaceful setting. Additional outdoor features include an underground sprinkler system and a 10' x 8' storage shed. Additional highlights include an oversized double attached garage, central air conditioning, Gemstone permanent exterior lighting, a water softener, a reverse osmosis drinking water system, a hot water tank replaced in 2022, and a professionally maintained cedar shake roof, reflecting true pride of ownership. Combining the benefits of detached ownership with the ease of low-maintenance living, this exceptional bungalow presents a rare opportunity to enjoy a refined lifestyle in one of Calgary's most desirable lake communities.