



**133 Chaparral Point SE**  
**Calgary, Alberta**

**MLS # A2323640**



**\$425,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Discover exceptional value in this villa with a rare spacious second floor loft and den, located in a welcoming, well-established community of like-minded residents. Offering an excellent floor plan, generous living spaces, and endless potential, this home presents a fantastic opportunity to personalize and update to your own taste. The bright, open-concept main level features a functional kitchen with a central island, flowing seamlessly into the dining area and living room. The dining area is highlighted by a soaring ceiling, while the living room offers a cozy gas fireplace, large windows, and sliding patio doors leading to a private deck. Enjoy peaceful views of the shared green space with mature trees and privacy screens between neighbouring properties. The primary bedroom is a comfortable retreat with a vaulted ceiling and large windows that fill the space with natural light. A full bathroom and convenient main-floor laundry complete the main level. A standout feature of this home is the upper loft, which overlooks the living room over a solid wood banister. This flexible space is ideal for a home office, TV lounge, reading room, or artist's studio. Behind glass French doors, you'll find an additional room and a 3-piece bathroom, creating an ideal setup for overnight guests or extended family visits. The undeveloped basement offers plenty of storage and the opportunity to create additional living space tailored to your needs. A single attached garage adds convenience and security. Enjoy an active, amenity-rich lifestyle just minutes from the Chaparral Residents Association, featuring a private lake, beaches, fishing, boat rentals, tennis and volleyball courts, playgrounds, and year-round community programming. Golf enthusiasts will appreciate nearby courses, while quick access to Macleod Trail and Stoney Trail makes getting around the city easy. Shopping, restaurants, and

everyday amenities are all close at hand. Perfect for down-sizers seeking a low-maintenance lifestyle, a strong sense of community, and the opportunity to add their own style and updates while benefiting from outstanding value.