



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**105 Chaparral Court SE
Calgary, Alberta**

MLS # A2326423



\$760,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, See Remarks, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks, Vinyl Windows		

Inclusions: n/a

Rarely does a home offer this combination of a premier park-backing location, thoughtful updates, and exceptional family living. Nestled among the established streets of Lake Chaparral, where many of the community's original homes occupy its most coveted locations, this beautifully maintained home with four bedrooms above grade backs directly onto an expansive park and green space. Offering over 3,000 sq. ft. of professionally developed living space designed for modern family living, it's the kind of home families search for but rarely find where children can grow up playing outdoors, neighbors become lifelong friends, and home extends well beyond the backyard fence. Thoughtfully designed for everyday living and entertaining, the main floor offers a spacious kitchen with an oversized dining area overlooking the sunny south-facing backyard, an expansive family room with a cozy gas fireplace, plus a separate living room, formal dining room, and dedicated main floor den. Large principal rooms, abundant natural light, and central air conditioning create a home that's as comfortable as it is inviting. Upstairs you'll find four generous bedrooms, including a spacious primary retreat complete with a walk-in closet and beautifully appointed ensuite, creating the ideal layout for growing families. The recently developed basement was professionally completed under permit and significantly expands the home's living space with an expansive recreation room, dedicated home gym, and an exceptional custom 3-piece bathroom featuring a beautifully tiled walk-in shower with premium 10 mm clear glass. Perfect for movie nights, teenagers, fitness, or overnight guests, this level offers the flexibility today's families appreciate. Outside is where this home truly tells its story. The sunny south-facing backyard opens through a private gate directly onto an expansive park and

green space, creating an extension of your own backyard. Children can walk to the playground, ride bikes, meet friends, and enjoy endless room to explore without ever crossing a road—it's the kind of childhood many families remember and today's buyers hope to create for their own children. Just a short walk to area schools and only a block and a half from the Lake Chaparral entrance, you'll enjoy year-round lake privileges with swimming, skating, fishing, paddleboarding, beaches, parks, and community events. Better yet, all of this comes with a modest annual lake association fee, making Lake Chaparral one of Calgary's most sought-after lifestyle communities for families. Additional highlights include a premium Hardie Board exterior, a low-maintenance upgrade that enhances both curb appeal and long term durability, a double attached front garage, central air conditioning, and pride of ownership throughout. Homes offering this combination of over 3,000 sq. ft. of developed living space, thoughtful updates, a premium park-backing location, and direct access to one of Calgary's premier lake communities rarely come up!