



GRASSROOTS
REALTY GROUP

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165 Chaparral Villas SE
Calgary, Alberta

MLS # A2331763



\$685,000

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,359 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Powered sunshade on deck		

Sought after BUNGALOW VILLA meticulously cared for, offering 2,723 SF of living space with 4 bedrooms, 3 bathrooms and attached double garage. Welcomed by charming curb appeal, the bright and open main floor features new vinyl plank flooring, formal front dining room with tray ceiling and a well-equipped kitchen with granite countertops, large island with breakfast bar, corner pantry and stainless steel appliances. The kitchen opens seamlessly into the living room with cozy gas fireplace and breakfast nook where you will find access to your backyard oasis with a maintenance free expansive deck (24'x9.5') with gorgeous pergola and backyard with beautiful mature landscaping. A generous primary suite with walk-in closet and 4-piece ensuite, 2nd bedroom, 3 piece bathroom and conveniently located laundry room complete this space. Downstairs, the basement is finished with a family room with wet bar, 2 additional bedrooms, a 4-piece bathroom and ample storage space. Don't overlook the central AC for those hot summer days, powered sunshade on the rear deck and electric blinds over the skylight in the master bedroom. Life in Chaparral means enjoying one of Calgary's most beloved lake communities with pathways, parks, schools, shopping and the private lake and clubhouse nearby. You will love the blend of convenience and community spirit. A must see!