



GRASSROOTS
REALTY GROUP

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26 Chaparral Close SE
Calgary, Alberta

MLS # A2332160



\$635,000

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,313 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Skylight(s)		

Inclusions: Picnic Table , Garden Shed

Welcome to this beautifully maintained villa offering the perfect blend of comfort, style, and easy living—with NO CONDO FEES. From the moment you step inside, you'll appreciate the bright, open floor plan with soaring high ceilings that create a spacious and inviting atmosphere. The updated white kitchen features granite countertops, plenty of cabinet and counter space, and a new dishwasher (2025). The formal dining area is perfect for entertaining, while the versatile den makes an ideal home office, reading room, or TV retreat. The spacious primary bedroom features a private 4-piece ensuite, and durable tile and luxury vinyl plank flooring add both style and practicality throughout the main level. The fully finished basement provides plenty of additional living space with a large family room, second bedroom, hobby or craft room, and convenient 3-piece bathroom—perfect for guests or extended family. Step outside to your private yard, an ideal spot for morning coffee, gardening, summer BBQs, or entertaining family and friends. Located in the highly desirable lake community of Chaparral, residents enjoy year-round lake access along with nearby pathways, parks, shopping, restaurants, golf, schools, public transit, and countless everyday amenities. Within this quiet villa enclave, pride of ownership is evident, neighbours greet one another, and there's a genuine sense of community. Quick access to Stoney Trail makes getting anywhere in the city easy and puts weekend trips to the mountains within easy reach. More than just a home, this move-in-ready villa offers a lifestyle of comfort, convenience, connection, and easy living—all with the added advantage of NO CONDO FEES. Over 2500 sq ft Developed living space.

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