



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

152 Chaparral Drive SE
Calgary, Alberta

MLS # A2335464



\$805,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Gazebo, water softener, central vacuum, hexagon mirror on wall

Welcome to this wonderful home nestled in the heart of the sought-after Lake Chaparral community, where an incredible year-round lifestyle is right outside your door. Just steps from the lake and beach, this home offers the rare opportunity to enjoy private lake living in every season from sunny summer days by the water to winter ice skating and outdoor activities on the frozen lake. Step inside and enjoy a bright and inviting main floor featuring beautiful hardwood flooring, soaring vaulted ceilings and upgraded lighting (2022). The home has been thoughtfully maintained and refreshed, with the walls throughout the house painted in 2022, giving the interior a fresh and welcoming feel. The upper-floor and staircase carpeting was also replaced in 2022. The home offers peace of mind with an impressive list of updates, including 9 main-floor windows and 4 upper-floor windows replaced in 2020, induction stove and dishwasher replaced in 2020, and roof, siding and eavestroughs replaced in 2021. Additional comforts include central air conditioning and a low-maintenance water softener. The backyard is truly a standout feature. Enjoy uninterrupted views of the surrounding green space, complemented by a mature evergreen tree that provides natural beauty and privacy. The deck and beautiful gazebo create the perfect outdoor setting for morning coffee, family gatherings or relaxing summer evenings. A beautiful stone-accented outdoor fireplace adds warmth and character, making the backyard an inviting space for entertaining. A backyard shed provides additional storage for outdoor equipment and seasonal items. The partially furnished basement offers a large recreation room with plenty of flexibility perfect for a family room, games area, home theatre or entertaining space along with lots of additional storage. The garage is another practical highlight, featuring shelving that

provides excellent organized storage for tools, sports equipment, seasonal items and household essentials. Highlights & Recent Updates
* Prime location in the heart of Lake Chaparral * Steps from the lake and private beach * Enjoy summer lake activities and winter ice skating * Stone accented outdoor fireplace * Vaulted ceilings * Hardwood flooring * Main floor lighting upgraded in 2022 * House walls painted in 2022 * Upper floor and staircase carpeting replaced in 2022 * 9 main floor windows replaced in 2020 * 4 upper-floor windows replaced in 2020 * Induction stove (2020) * Dishwasher (2020) * Roof (2021) * Siding (2021) * Eavestroughs (2021) * Central air conditioning * Partially furnished basement with large recreation room * Plenty of basement storage * Garage with practical shelving and organized storage * Backyard storage shed This is more than just a home , it's an opportunity to enjoy the Lake Chaparral lifestyle, with the lake and beach just steps away and a beautiful private-feeling backyard overlooking green space. A wonderful place to call home in every season!