



GRASSROOTS
REALTY GROUP

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236 Chaparral Drive SE
Calgary, Alberta

MLS # A2335721



\$825,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Other	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

LAKE VIEWS AND SHOW HOME LUXURY & 6 BEDROOMS, CORNER LOT, DIRECTLY ACROSS FROM LAKE CHAPARRAL. Opportunities like this don't wait. Positioned directly across from Lake Chaparral's main gate, this former Jayman showhome offers something rare: park and water views from a beautiful mature, tree-canopied corner lot. Step inside and the drama begins. Soaring open-to-above ceilings and refinished hardwood immediately set the tone, while crown moulding and architectural detailing reflect the custom-built character of the home. The heart of the home is the chef's kitchen, featuring granite counters, a substantial island, gas cooktop, built-in oven, warming drawer, skylights that fill the space with natural light, extensive cabinetry, and dedicated wine and bar storage. The formal dining room can also function as a home office, while the living room, anchored by a gas fireplace, overlooks the private backyard. Upstairs, the primary bedroom includes an electric fireplace and an updated ensuite with dual vanities, a deep soaker tub, separate shower, and private water closet. Two additional bedrooms share a full bathroom with distinctive pebble flooring. The fully finished basement adds three more bedrooms with egress windows, a full bathroom, and a spacious rec/TV area, bringing the home to six bedrooms in total and offering excellent flexibility for larger families, guests, or multi-generational living. Outside, the mature corner lot offers a large backyard, updated deck, stone patio, and pre-wiring for a hot tub. The oversized double garage is fully finished with epoxy flooring and ceiling fans, and the garage door was replaced in 2023. Major updates include new siding, front door, and garage door in 2023; deck, dining room window, and sliding patio door in 2025; refinished hardwood in 2022; and a well-maintained cedar shake roof.

Central air conditioning keeps the home comfortable through the warmer months. Best of all, Lake Chaparral is directly across the street, with private beaches, swimming, boating, fishing, playgrounds, courts, and year-round recreation just steps from your front door. This isn't just a house. It's a lifestyle upgrade, with an address that delivers every single day. This one will not last.