



GRASSROOTS
REALTY GROUP

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51 Chaparral Heath SE
Calgary, Alberta

MLS # A2341253



\$699,900

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,355 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Wood

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: French Door, Kitchen Island, Stone Counters, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: Shelves & Table in the Garage, Shed and Half-Shed in the Backyard, Storage Bin in the Backyard

Beautifully updated Chaparral villa with NO CONDO FEES! Are you ready for SINGLE-LEVEL LIVING? How about a BUNGALOW VILLA in a QUIET cul-de-sac, with a DOUBLE ATTACHED garage and FANTASTIC CURB APPEAL, highlighted by beautiful river rock detailing? Come see 51 Chaparral Heath SE. Located CLOSE TO THE CHAPARRAL LAKE, there's plenty for the grandkids (and you) to do. Swimming, boating, fishing, plus skating and tobogganing in the winter. In this villa community, you will enjoy fantastic new friendships with many neighbours of retirement age. Are you interested in gardening? How about a PIE-SHAPED LOT with GORGEOUS GARDENS. The front yard is ZERO-SCAPED (no grass to cut) but with colourful flowers and shrubs. The backyard is spacious with a large, TWO-TIERED COMPOSITE DECK with aluminum railing. Step inside this beautiful villa to discover SOARING CEILINGS and EXTENSIVE HARDWOOD flooring. To the left of the front entry is a perfect office or TV space, full of natural light thanks to an interior glass door and a customized interior window. To the right of the front entry is a fantastic dining room where you can host family and friends for games or special dinners. The dining room has a large front window with transom above plus a side curve-topped window, and floor to ceiling mirrors on the back wall, making the room feel very spacious! You will love the kitchen! This beautiful white kitchen (with REFRESHED CABINET DOORS) has an angled central Island with STONE COUNTERTOPS, corner pantry, large SKYLIGHT, another curve-topped window and STAINLESS-STEEL fridge & stove. There are thriving sunflowers right out your kitchen window, likely planted by a squirrel a few years back :) Very open main floor layout! The kitchen opens onto the eating area, which opens

onto the living room with a cozy THREE-WAY FIREPLACE. Arched display niche over fireplace. Step out to the east-facing back deck with your morning coffee and be surrounded by beautiful greenery, and exquisite gardens. The main level also has laundry, and a half bathroom for your guests. The primary bedroom has a beautifully updated ensuite bathroom with an oversized low threshold shower, so easy to step into. Head downstairs where you will find another bedroom, a full bathroom, and a large rec room with a cozy corner fireplace. Other notable features include central air conditioning, and elegant arch-and-pillar entries. Recent Improvements to the property include: New Carpet, Dishwasher and Stove in 2018, New Washer & Dryer in 2019, New Furnace and Central Air in 2021, New Microwave & Ensuite Bathroom Renovation in 2023, New Wood Fencing in 2025, and Refaced Cabinetry in the Last Few Years as well. Book your showing today!