



GRASSROOTS
REALTY GROUP

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238 Chaparral Place SE
Calgary, Alberta

MLS # A2345209



\$720,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,596 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Garage Fridge, Projector and Screen in Basement, All Blinds EXCEPT blinds in the master bedroom, All Curtains EXCEPT for the curtains in the master bedroom & basement bedroom. Shed in backyard

Welcome to lake community living in the highly sought-after neighbourhood of Chaparral! With a little over 3,000 sq ft. of livable space, this open style bungalow is a must to see. It features many custom upgrades when built. Soaring spandex knock down ceilings, glass block window, etch insert window, french doors, pocket doors, Coffered ceiling, pillars, gas fireplace. Large kitchen with lots of cupboards featuring sleek quartz countertops, large island with a kitchen nook close by, it's perfect for hosting. The main floor also offers a formal dining area, laundry, a flex room, and 1/2 bath. The primary bedroom has huge Windows, a modern ensuite with walk-in closet. The lower level has all in floor heating (new HWT, about 5 yrs old) cozy and warm on cold winter nights, spandex knock down ceilings, large windows. It's a perfect entertainment hub to host games nights. As you walk through the French doors into the expansive rec room, there is a dry bar area, complete with a projector and screen to watch your favourite sports games or a family movie night. A third bedroom has a walk through closet leading to the bathroom that has a custom built in large cabinet. There is a versatile flex room ready to adapt as a fourth bedroom, gym, or hobby space. Enjoy full access to Lake Chaparral's year-round amenities, including swimming, boating, skating, and community events. Minutes from Fish creek park, Blue Devil golf course, dog park, schools, grocery shopping and easy access to city wide commutes. Don't miss the chance to own a beautifully cared for home in one of Calgary's premier lake communities, schedule your private viewing today!