



GRASSROOTS
REALTY GROUP

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646 Chaparral Drive SE
Calgary, Alberta

MLS # A2345251



\$680,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot, Low Maintenance Landscape, No Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully maintained detached home in the sought-after lake community of Chaparral. Ideally located for easy access throughout the community, this front-drive home is just steps from the Chaparral Lake clubhouse and close to schools, parks, shopping, golf courses and major roadways. The bright, open-concept main floor features new flooring and a functional layout connecting the living, dining and kitchen areas. The kitchen offers recently upgraded appliances and plenty of space for everyday living and entertaining. Upstairs, you'll find three bedrooms, including two good-sized secondary bedrooms and a full 4-piece bathroom. The primary bedroom features a walk-in closet and private 4-piece ensuite. The fully finished basement adds even more living space with a fourth bedroom, full bathroom and a large recreation area, perfect for a family room, home theatre, gym or guest space. Enjoy the lifestyle of Chaparral Lake with year-round activities including swimming, paddleboarding, fishing, skating and community events. With four bedrooms, three-and-a-half bathrooms and a fully finished basement, this home offers plenty of space for the whole family. Book your private showing today!