



GRASSROOTS
REALTY GROUP

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47 Chaparral Common SE
Calgary, Alberta

MLS # A2350087

\$700,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,993 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Stone Counters, Vaulted Ceiling(s)		

Inclusions: NA

Beautifully maintained and offering a RARE 5 BEDROOM layout, this inviting family home combines space, comfort, and an unbeatable location in Lake Chaparral. Move in this fall, make it your own over the winter, and get ready to enjoy summer with your family at the lake! Step inside to a welcoming foyer and a main floor showcasing gorgeous hardwood flooring throughout. Renovated in 2010, the kitchen is thoughtfully designed with stainless steel appliances, a granite oversized island, full-height cabinetry, abundant storage, convenient pull-out pot and pan drawers, and a pantry. Sliding patio doors lead directly to the deck, creating the perfect setup for summer BBQs, entertaining, and easy indoor-outdoor living. The main floor also features a spacious living room with a gas fireplace, a private home office/den or formal dining space, a convenient powder room, and a practical mudroom with main-floor laundry. Upstairs, the generous bonus room is a true highlight, featuring soaring vaulted ceilings, a bright east facing window, and its own fireplace. This inviting space is perfect for family movie nights, games, reading, or simply relaxing together. The spacious primary bedroom offers a luxurious five-piece ensuite, while two additional bedrooms and a full bathroom complete the upper level. Comfortable carpeting throughout the upper floor adds warmth and coziness. The fully finished basement provides even more valuable living space, with a large recreation room, two additional bedrooms with egress windows, and another full bathroom. Whether you need room for a growing family, a playroom, a home gym, movie nights, or visiting guests, this versatile level offers endless possibilities. With five bedrooms across the home, there is room for everyone! Outside, enjoy the west-facing backyard, where long summer evenings and golden sunsets await. The large deck is ready

for entertaining, while the yard offers a blank canvas for gardening, play, or creating your own outdoor retreat. The charming front porch adds to the home's curb appeal and provides the perfect spot to enjoy your morning coffee. Adding even more peace of mind, key exterior and mechanical updates include a newer furnace (2016), roof and siding (2021). The home has also been maintained in a ****smoke-free, pet-free environment**** Located on a quiet, family-friendly street and less than a five-minute walk from the lake, this exceptional property offers the space your family needs and the lifestyle you've been looking for. ****Five-bedroom homes in Lake Chaparral are a RARE find**** and opportunities like this don't come along often! Call today to book your private showing and discover everything this wonderful home has to offer.