



GRASSROOTS
REALTY GROUP

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29 Chaparral Cove SE
Calgary, Alberta

MLS # A2350992



\$879,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,580 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Built in shelving in utility room and garage		

Are you looking to make your move into a fabulous lake community or to transition from your current home without sacrificing on the location you already love? What about the opportunity to own a custom-designed bungalow with AC and water softener, with NO POLY-B? Just over 2700sqf of developed space on a quiet street, this home backs onto mature green space and is across the street from Lake Chaparral. The private lot with irrigation offers a lush perennial garden and an expanded, extra-height garage including one 8' door. This well-maintained home is exactly what you've been waiting for. The formal dining room looks over the refinished front covered porch, and the home opens to an airy 15' vaulted ceiling and 9' ceilings follow on the main floor. The renovated kitchen with center island and pantry has a brand-new range, new fridge, and Miele dishwasher, and is positioned between the formal dining room and breakfast nook. The family room is tucked in behind the fireplace and overlooks the West facing yard and greenspace. The yard offers a raised deck, durable turf, and an aggregate patio with access to the greenspace. The expansive owners retreat is located on the rear of the house overlooking the yard, and present are both a renovated 4 piece ensuite with water closet and a walk in closet. Completing your main living space is access into the garage, an office/den and powder room. The 48" wide hardwood staircase with anti-slip finish leads to the lower level and is where you will find not only a large rec room with a second gas fireplace, but a large workshop for all your hobbies and extra storage. This level also provides 2 large bedrooms, a 4 piece washroom and the laundry room. Recent lighting upgrades and refreshed landscaping add to the already desirable curb appeal. Original owners have

loved this home, created memories and ensured that all maintenance was regularly performed and replaced the shingles with class 4 Owens. Located 1 block from the Lake Chaparral community association, you are steps from the beach, pickleball and tennis courts, beach volleyball, scuba diving, fishing and more! When I say this home has been the heart of this family, I mean it. The grandkids grew up here and holidays have been bountiful. Set amongst the gorgeous trees and paths, this community is beloved by many, and this home is the perfect place to start your next chapter, and I encourage you to book a private showing with your trusted agent before She Gon’!