



**GRASSROOTS**  
REALTY GROUP

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**18603 Chaparral Manor SE**  
**Calgary, Alberta**

**MLS # A2351714**



**\$739,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,833 sq.ft.                                                             | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Treed |               |                   |

|                    |                                                              |                   |     |
|--------------------|--------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Laminate, Tile, Vinyl                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Shake                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                 | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Kitchen Island, Quartz Counters, See Remarks |                   |     |

**Inclusions:** N/A

Situated on a beautifully landscaped lot with mature trees and a sunny west-facing backyard, this inviting 3-bedroom, 3.5-bath home offers spacious living and an exceptional location just two blocks from the lake. Directly across from a scenic walking pathway, enjoy the charm of an established neighbourhood with year-round private lake access. The bright front living room features vaulted ceilings and large windows, while the thoughtfully designed main floor offers spacious living areas and a separate dining room. The beautiful kitchen is filled with natural light from windows overlooking the backyard and features custom two-tone cabinetry with walnut lowers, quartz countertops, marble backsplash, a large island, pantry and quality appliances, including a Viking gas range, new 2026 KitchenAid built-in wall oven/microwave combination, refrigerator and wine fridge. The adjoining family room features a gas fireplace with floor-to-ceiling stone surround, custom built-ins and accent lighting. Main-floor laundry with storage and a powder room complete this level. Upstairs, the spacious primary suite offers a walk-in closet and spa-inspired 5-piece ensuite with a soaker tub, marble-tiled waterfall shower, double sinks and heated floors. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement features a generous recreation room with a second gas fireplace, versatile den currently used as a bedroom, full bathroom and ample storage. Enjoy the sunny west-facing backyard with a spacious deck, pergola, privacy screens, natural gas BBQ hookup and fire pit, perfect for outdoor entertaining. Beautiful landscaping, mature trees, underground sprinklers in both front and back yards and newly installed 2026 Gemstone exterior lighting add to the home's appeal. Just a short walk to Lake Chaparral, residents enjoy exclusive access to the private

lake and year-round recreation. Summer brings swimming, paddleboarding, fishing, beach days and pickleball, while winter offers skating, ice fishing and tobogganing. A wonderful place to call home in one of Calgary's most desirable established lake communities!