



GRASSROOTS
REALTY GROUP

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297 Chaparral Drive SE
Calgary, Alberta

MLS # A2218663



\$699,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lake, Landscaped, Low Maintenance Landsc		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Refrigerator in Garage, BBQ, 3 Electric Heaters on Deck

Welcome to this beautifully maintained 2-storey home nestled in the sought-after lake community of Chaparral, just a 5-minute walk to the private lake entrance. Enjoy year-round outdoor recreation including swimming, paddle boarding, fishing, skating, hockey, and tobogganing — all without ever needing to pack up the car. This home offers an impressive front entry with a soaring vaulted ceiling and large skylight, flooding the space with natural light and setting the tone for the rest of the home. The main floor features a spacious formal dining and sitting room, perfect for entertaining, and a warm and inviting family room with gas fireplace, open to the kitchen for ideal flow. The kitchen is complete with a sit-up island, granite countertops, and a bright breakfast nook. A recently renovated office with rich hardwood flooring provides the perfect work-from-home setup. A convenient 2-piece bath and laundry room round out the highly functional main floor. Upstairs, you'll find three generously sized bedrooms and a shared 4-piece bathroom. The primary suite is a true retreat, boasting a luxurious 5-piece spa-like ensuite with double vanity, makeup station, soaker tub, stand-up shower, and walk-in closet. The fully finished basement offers a large recreational area with another cozy gas fireplace, built-in bar, and ample space for guests or lounging. There's no shortage of storage here, with additional rooms including a cold storage space ideal for wine or food. Step outside into a backyard oasis designed for all-season enjoyment. A covered deck features a built-in kitchen, wood-burning fireplace, built-in BBQ, and electric heaters — perfect for entertaining on cool evenings. The yard also includes a greenhouse, storage shed, and a spacious grassy area for play or relaxation. Curb appeal abounds with a charming cedar front porch, gemstone

exterior lighting, and a double attached garage. Additional upgrades include air conditioning and a new hot water tank. This home blends style, comfort, and functionality in one of Calgary’s most desirable lake communities — book your showing today and fall in love with everything this property has to offer.