



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

18562 Chaparral Manor SE
Calgary, Alberta

MLS # A2229972



\$800,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

Welcome to this beautifully updated family home in the heart of Chaparral, perfectly situated just steps from the lake entrance and backing onto a peaceful green space with walking and cycling paths—offering no rear neighbours and ultimate privacy. Boasting over 3,000 sq ft of fully developed living space, this home features 5 bedrooms total, 3.5 baths, plus a fully developed basement. Step into the welcoming front entrance and discover the freshly painted main and upper floors in a trendy, bright neutral tone. The expansive living room features a cozy gas fireplace, great for winding down, while the formal dining room and large breakfast nook provide the perfect space for entertaining. The kitchen has been refreshed with refinished cabinets, striking white quartz counters with elegant gold veining, a walk-in pantry, and new lighting. New wide plank LVP flooring flows throughout the main floor, brand new carpet throughout the hallways and bedrooms upstairs. Four spacious bedrooms up plus a bright loft. The serene primary suite is complete with a walk-in closet, a luxurious 4-piece ensuite with a soaker tub, and a separate shower. The fully finished basement offers even more space with a generous rec room, 5th bedroom/den, full bathroom, and plenty of storage. Additional upgrades include a freshly painted front door in a tranquil blue (feng shui-friendly!), exterior updates in 2022: new siding, garage door, soffits, downspouts, and gutters. Spacious extended garage complete with a built-in workshop area—perfect for hobbyists, mechanics, or additional storage needs. Beautifully manicured Southeast facing backyard oasis featuring a cedar deck for outdoor enjoyment and mature landscaping for shade. Located just an 8 min walk to Chaparral School (K-6) and 15 mins to Saint Sebastian Elementary School, with all amenities nearby, and Blue Devil

Golf Course. HOA fees include year-round access to the private community lake. Conveniently located near a bus stop, ideal for students commuting to school or professionals heading downtown. This home is the perfect blend of lifestyle, space, and convenience.