



GRASSROOTS
REALTY GROUP

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

206 Chaparral Court SE
Calgary, Alberta

MLS # A2233993



\$779,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully upgraded 2-storey home, nestled on a quiet cul-de-sac just minutes from the lake entrance. Offering nearly 2,800 sq. ft. of total developed living space, this property combines timeless finishes, thoughtful renovations, and a functional layout perfect for active families and entertaining. Step into the bright, open-concept main floor featuring high ceilings, hardwood flooring, and a spacious layout throughout. At the front, a den with coffered ceiling and built-in cabinetry makes the perfect home office or sitting area. The heart of the home features a warm and inviting living room, seamlessly connected to the dining area and kitchen, ideal for everyday living or gatherings. The kitchen impresses with full-height stained maple cabinetry, granite countertops, stainless steel appliances, a corner pantry, hood fan, and a built-in beverage cooler, while the extended cabinetry in the dining space offers extra storage and function. A powder room and mudroom area complete the main level. Upstairs, the primary retreat offers a large walk-in closet and a spa-like 5-piece ensuite with jetted tub, separate shower, and dual sinks. Two additional bedrooms, a full bathroom, and a massive bonus room with vaulted ceilings provide flexible space for family and guests. The professionally finished basement offers plush carpeted flooring, a large rec and family room, a wet bar, a full bathroom, and a flex room—ideal for a home gym, guest room, or studio. Enjoy your outdoor space year-round with a stamped concrete patio, mature trees, and a private, landscaped backyard oasis. Additional upgrades include central A/C, a newer high-efficiency furnace, tankless hot water system, and a newer roof for peace of mind. Located in the lake community of Chaparral, with access to beaches, swimming, skating, and year-round events, and close to parks, schools, shopping, and

major routes—this is the ultimate family home in a truly special setting. Book your private showing today!