



GRASSROOTS
REALTY GROUP

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133 Chaparral Court SE
Calgary, Alberta

MLS # A2234762



\$800,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Gentle Sloping, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: GlowStone soffit lighting system. U/G sprinkler is as-is (sellers have never used it).

Tucked at the end of a quiet cul-de-sac street just a short distance away from the lake, this beautiful 2 storey with fully finished walk-out basement sits on a huge corner pie lot. The inviting front porch greets you, welcoming into the spacious foyer with lots of natural sunlight flooding the home. Hardwood flows through the main level and blends into the front office/den. A focal 3 sided fireplace centers the main living area between the dining area overlooking the deck and yard, the spacious kitchen with central quartz island, and the generous living room. A walk through pantry leads to the laundry room and attached double garage and around to the discrete 1/2 bathroom. Up the bright stairwell, there is a central 4pc bathroom, 2 good sized bedrooms and a huge primary bedroom with walk in closet. The 5pc ensuite is truly a retreat, with dual vanities, beautiful freestanding soaker tub, skylight, separate shower and plenty of room. The finished basement offers a massive main rec room, 4th bedroom, 3pc bathroom and another office/craft room. Enjoy outdoor living on the spacious deck or entertain and play in the huge backyard that is well treed and offers an amazing combination of space and privacy. Central A/C and beautiful GlowStone soffit lighting complete this wonderful home. Take a short walk to the lake to enjoy the beach, tennis courts etc etc. Ideally located near commuting routes, shopping and schools, this is a wonderful family home that blends a beautiful layout with the perfect location. Your lake community lifestyle awaits!