



GRASSROOTS
REALTY GROUP

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158 Chaparral Close SE
Calgary, Alberta

MLS # A2236069



\$589,900

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,265 sq.ft.	Age:	1997 (28 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, Low Maintenan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: All basement shelving. Second fridge in basement. all in ceiling and in wall speakers

This beautiful bungalow villa is a former show home and set up perfectly for living on the main floor for a retired couple or if you develop the basement someone with teenagers. The original owner has looked after this property very well and has loved living here. Over the years he has installed triple pane windows and new exterior doors, added R50 insulation in the attic, refurbished the kitchen with high quality Maple cabinets, added beautiful backsplash and granite counters along with Stainless steel appliances, that include a gas top oven and a water and ice dispenser on the fridge. All Poly B has been replaced, the engineered hardwood floors have been refinished, the furnace was changed in 2010, a new hot water tank was installed in 2022, there's Central Air Conditioning and the back yard has been made into a second summer living space with a beautiful covered deck, extensive patio stone work and elevated gardens. If your passionate about your yard you will love it! All the rooms on the main floor are a generous size including the Primary bedroom with a fantastic en suite that includes a shower, soaker tub and walk in closet! There's also a beautiful three sided gas fireplace, in wall and in ceiling speakers, front office/den, main floor laundry, a spacious dining area to host amazing meals and a large Living room for relaxing. Downstairs is a blank canvas for development as it is large and there is roughed in plumbing. All the downstairs shelving and the work bench can stay. In addition, the garage is insulated and drywalled and there is a nice front porch to enjoy as well. This non smoking, pet free home is a pleasure to view and within easy walking distance to the lake. A special opportunity!