



GRASSROOTS
REALTY GROUP

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598 Chaparral Drive SE
Calgary, Alberta

MLS # A2243935



\$750,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Open house August 9th 12PM-2PM Welcome to this beautifully cared-for and stylishly updated 2-storey home in the heart of Chaparral, offering 3087 sq ft of thoughtfully designed living space. Perfect for growing families or those who love to entertain, this home features 5 bedrooms and 3.5 baths, ensuring plenty of room for everyone. Step inside to discover rich new hardwood flooring and a warm, inviting living area anchored by a stunning stone-faced gas fireplace with custom built-ins. The kitchen strikes the perfect balance of function and style, featuring maple cabinetry, a central island with breakfast bar, walk-in pantry, and plenty of prep space for your culinary creations. A main floor flex room with double French doors offers endless versatility, ideal as a home office, formal dining room, or cozy reading nook. Upstairs, you'll find a spacious bonus room with vaulted ceilings and built-in shelving, along with three generously sized bedrooms. The king-sized primary suite is your private retreat, complete with a walk-in closet and spa-inspired ensuite featuring an oversized shower, deep soaker tub, and a bright skylight. The fully finished basement adds even more living space with two additional bedrooms, a 4-piece bath, and ample storage, perfect for guests, older kids, or multi-generational living. Enjoy sunny days in your southwest-facing backyard with a large deck and underground sprinklers to keep your lawn lush and green all summer long. Other highlights include a newer roof, double attached garage, and proximity to top-rated schools, parks, and full lake access with year-round amenities. Additional features include a central vacuum system, water softener, and garburator, adding extra comfort and convenience to daily living. This is the one you've been waiting for. A true Chaparral gem that checks all the boxes.

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