



**GRASSROOTS**  
REALTY GROUP

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**36 Chaparral Drive SE**  
**Calgary, Alberta**

**MLS # A2245968**



**\$699,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral                                         |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 1,834 sq.ft.                                      | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 4                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                            |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Street Lighting |               |                   |

|                    |                                                                                |                   |     |
|--------------------|--------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home |                   |     |

**Inclusions:** N/A

Welcome to this bright and beautifully upgraded 4-bedroom home in the sought-after community of Chaparral, offering 3.5 bathrooms and a spacious, functional layout. With a south-facing orientation, this home is filled with natural light all day long, creating a warm and inviting atmosphere. - Former AVI show home - Large master suite with a spa-like ensuite and his & hers walk-in closets. - Elegant hardwood flooring throughout the main level. - Modern kitchen featuring upgraded cabinets, granite countertops, and modern fixtures. - Freshly painted with a contemporary neutral palette. - Fully Finished Basement - Perfect for entertaining with lots of storage!. - Cozy living area with a fireplace in the basement. - Additional bedroom in the basement. - Durable vinyl flooring & carpet for comfort and style. - Massive utility/storage room - plenty of space for organization. - Insulated & finished double attached garage. Recent Upgrades for Peace of Mind: - Replaced hot water tank & plumbing (no more Poly B!). - Popcorn ceilings removed for a sleek, modern look. - New roof. Outdoor Living & Location Perks: - Spacious deck overlooking the backyard - perfect for summer gatherings. - Directly faces a school & greenspace - ideal for families and outdoor lovers. - 300 meters from Chaparral Lake Park (private community lake) - Minutes to parks, shopping, and amenities. This turnkey home has been meticulously maintained and upgraded - just move in and enjoy! Don't miss out, schedule your private viewing today!