



GRASSROOTS
REALTY GROUP

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105 Chaparral Villas SE
Calgary, Alberta

MLS # A2247301



\$630,000

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,388 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

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

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

**** OPEN HOUSE — Saturday, August 9, 2-4 PM **** Welcome to 105 Chaparral Villas — the perfect place to downsize or enjoy your retirement years in comfort and style, all in a community with NO monthly condo fees. Designed for easy main-floor living, this home offers a bright, open kitchen with a central island and corner pantry, a welcoming living room with a cozy gas fireplace, and a spacious dining area ideal for hosting family and friends. The primary suite features a large walk-in closet and private ensuite, creating a relaxing retreat. A den/office, 2-piece powder room, and convenient laundry area complete the main level. The fully finished basement extends your living space with two additional bedrooms, a full bathroom, and a generous recreation room — perfect for guests, hobbies, or a home theatre. There’s also a massive storage room that could easily be reconfigured to add another bedroom. Recent updates include a brand-new furnace and hot water tank. Enjoy the new AIR CONDITION UNIT unit for those hot summer days. Step outside to enjoy summer barbecues on the back deck while the grandkids play in the landscaped yard. A 9x12 oversized shed provides plenty of space for gardening tools and seasonal storage. As a resident, you’ll enjoy year-round access to Chaparral Lake with activities such as swimming, boating, skating, fishing, tennis, and pickleball. An annual lake fee grants you these exceptional amenities, making every season something to look forward to. Move in and enjoy!