



GRASSROOTS
REALTY GROUP

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635 Chaparral Drive SE
Calgary, Alberta

MLS # A2250544



\$779,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,351 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Lake, Landscaped, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home		

Inclusions: NA

Walk to the Lake from Your Backyard! Located in the highly desirable lake community of Chaparral, this stunning family home offers the perfect blend of comfort, style, and convenience. With lake access right from your backyard, you'll enjoy year-round recreation just steps from your door. Featuring 4 spacious bedrooms, 3.5 bathrooms, and a bright bonus room, this home is designed with family living in mind. The open-concept main level is highlighted by a three-sided fireplace, creating a warm and inviting atmosphere whether you're entertaining or enjoying a quiet night in. Stay cool all summer long with central air conditioning, and showcase your home's curb appeal with Gemstone lighting, adding elegance and ambiance in the evenings. Step outside to your park-like backyard retreat, the perfect setting for kids to play or to host gatherings with friends and family. This home truly has it all—lake access, incredible community amenities, and modern comfort in a sought-after location. Don't miss your chance to call Chaparral home. Contact your favorite realtor today!