

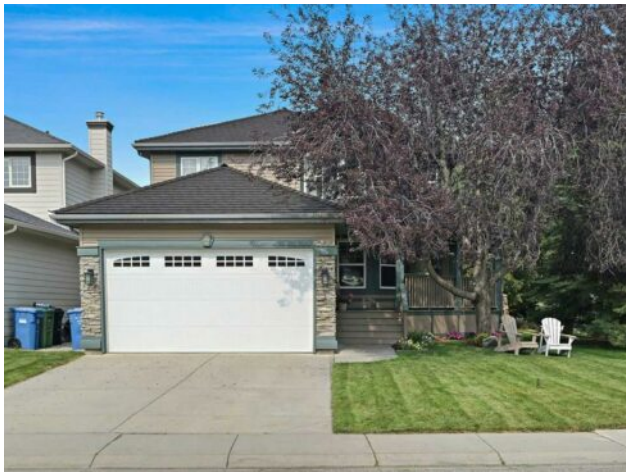


GRASSROOTS
REALTY GROUP

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6 Chapala Crescent SE
Calgary, Alberta

MLS # A2253452



\$739,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Rubber, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: White Cabinet in furnace room

Welcome HOME to this 4 bedroom family home in the sought-after lake community of Chaparral! This property exudes pride-of-ownership inside and out. The large front porch welcomes you in; and then as you enter the home you will be awed by vaulted ceilings and tons of natural light. The main floor includes a bright and functional kitchen (with over-the-sink kitchen window view of the private back yard), a family eating nook, a dining room & living room w/fireplace & massive floor to vaulted ceiling windows, office/den area, laundry and half bath. Upstairs offers a bonus room area, a large Primary bedroom w/4 piece ensuite, 2 more bedrooms and a 4 piece family bathroom. The professionally developed basement boasts an extra-large family room, a second flex-area, a 4th bedroom, 4 piece bath, and storage. Other features of note: Central AC, Rubber Shake roof with 50 year warranty, heated and insulated garage, & underground sprinkler/irrigation system. Upgrades within past 5 years: all new siding, new garage door w/opener, 8 new windows, brand new carpet on stairs and upper level, new engineered hardwood flooring on main level, ALL POLY B professionally removed with ceiling retextured, rebuilt fence in back yard, new composite decking on back deck. On top of this amazing home is the location. Enjoy lake privileges with a short walk to the lake! Home is also conveniently located across the street from Catholic Elementary School, and is close to shopping, major routes, public transit, pathway system and more! This home has it all! Book your private showing today.