



GRASSROOTS
REALTY GROUP

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42 Chaparral Grove SE
Calgary, Alberta

MLS # A2253945



\$749,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to your next family home in the popular lake community of Chaparral! Perfectly situated on a quiet street, this 2 storey home with a front-attached double garage offers a total of 5 bedrooms, 3.5 bathrooms and over 3000 square feet of living space. Step inside and be greeted by a grand open-to-above staircase and freshly painted interior, creating a bright and inviting atmosphere. The main level is designed with arched entryways, a formal dining room for special gatherings, and a private home office ideal for working from home. The living room is finished with a cozy gas fireplace, flows seamlessly into the kitchen and breakfast nook. Here, you'll enjoy classic maple cabinetry, a central island, walk-in pantry, and plenty of windows overlooking the private backyard. A convenient main floor laundry and half bathroom complete this level. Upstairs, you'll find 3 spacious bedrooms, including a primary suite that easily accommodates a king-sized bed and features a walk-in closet, soaker tub, and separate shower. The fully developed basement extends your living space with a large rec room, 2 additional bedrooms, and a beautifully updated bathroom with a walk-in shower—perfect for teenagers, guests, or extended family. Outside, the backyard is a true oasis with multi-level spaces to enjoy. Mature trees provide shade and privacy, while the deck with pergola and lower patio create ideal spots for summer gatherings or quiet evenings outdoors. All of this, just blocks from year-round lake activities—swimming, skating, fishing, and more—plus the convenience of an established community with schools, parks, and amenities nearby. Don't miss your chance to own a beautiful home in one of Calgary's most desirable lake neighborhoods.

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