



**GRASSROOTS**  
REALTY GROUP

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**75 Chaparral Close SE**  
**Calgary, Alberta**

**MLS # A2258971**



**\$675,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<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>	Skylight(s), Solar Tube(s), Stone Counters		

**Inclusions:** Shed, Three TV's, Gemstone Lights, Deck Privacy Screen and Curtains

\* OPEN HOUSE THURS SEPT 25 1:00-3:00 PM \* In the coveted community of Lake Chaparral is hidden a GEM OF A VILLA COMMUNITY, with NO CONDO FEES (or HOA fees) for lawn or snow maintenance! And within that villa community lies this GEM OF A VILLA with a spectacular combination of ZERO-SCAPING (no grass to cut) and a GORGEOUS arrangement of MANICURED TREES, SHRUBS and FLOWERS, with INGROUND IRRIGATION to keep them looking beautiful! See the photos! If you think the front yard is appealing, you really need to see the BACKYARD PRIVATE OASIS that makes this property truly special! Come see 75 Chaparral Close, within EASY WALKING DISTANCE TO THE LAKE, where you can STAY ACTIVE or be 'grandparent extraordinaire', offering your grandkids year-round activity including swimming, boating, fishing, tennis, skating and more! Now to the home itself. This very lovely villa with DOUBLE GARAGE has a COVERED FRONT PORCH where you can sip your morning coffee. Step inside and your eye will be drawn to the dramatic vaulted ceilings and extensive site-finished hardwood, (in impeccable condition)! From the front entry you have an office space immediately to your left, with a large curve-topped window for PLENTY OF NATURAL LIGHT. In fact, natural lighting is one of this home's great features, with five rooftop portals for sunlight straight from the sky to the interior of your home. Do you love to cook? How about a kitchen with a corner pantry, large central island, STONE COUNTERTOPS and STAINLESS-STEEL appliances, including a GAS STOVE. BEAUTIFUL DINING ROOM has inset HARDWOOD border, high ceilings and decorative pillars (which are also featured in the finished basement). The breakfast nook is also spacious (with another large curve-topped window). From the kitchen eating area,

step out to your TWO-TIERED DECK, the lower-level of which is surrounded by lattice-screening for privacy. Head down a few steps to a BACKYARD PATIO. The yard is simply stunning! Back inside. Relax in the cozy living room with two-sided fireplace. At the end of the day, step into your "owner's retreat", the primary bedroom with more hardwood flooring, walk-in closet and an ENSUITE BATHROOM with a deep soaker tub to wind down at the end of the day, and an easy step-in shower with grab-bar to avoid needless slips. The laundry and half bathroom are both located near the garage entry for easy clean-up when working outside. Head downstairs to a HUGE REC ROOM with a beautiful CORNER FIREPLACE surrounded in attractive stonework. There is also ANOTHER BEDROOM in the basement, plus a DEN which connects to a spacious FULL BATHROOM. The basement kitchenette will be perfect for those who love canning or wine-making! Improvements by the current owner since 2016 include: TRIPLE PANE WINDOWS, NEW FURNACE, NEW APPLIANCES, FRESH INTERIOR PAINT, NEW LIGHT AND PLUMBING FIXTURES, GEMSTONE EXTEROR LIGHTS, INGROUND SPRINKLERS, BASEMENT KITCHEN, BACKYARD SHED and more! Call to book your showing today!