



**GRASSROOTS**  
REALTY GROUP

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**44 Chaparral Way SE**  
**Calgary, Alberta**

**MLS # A2260380**



**\$679,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Close to Clubhouse, Lake, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

AWESOME LAKE LOCATION !!8 minute walk to Chaparral lake 6 minute walk to Saint Sebastian elementary.3 minute walk to soccer field/green space with a playground in front of house. Fully developed 3+1 bdrm 1600 sq ft 2 storey with double attached garage.Comes with wall mounted 75 inch Hisense TV ,New washer dryer and microwave and central air conditioning,3.5 bathrooms,large rec room ,natural gas fireplace,hardwood floors.Backyard has multilevel deck and storage shed and nice yard perfect for growing family