



GRASSROOTS
REALTY GROUP

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598 Chaparral Drive SE
Calgary, Alberta

MLS # A2260724



\$730,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,237 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to Chaparral, a vibrant lake community offering year-round recreation and top-rated schools! This spacious Cedarglen-built 2-storey home features over 3,000 sq. ft. of thoughtfully designed living space with 5 bedrooms and 3.5 baths. Enjoy brand new hardwood floors on the main level, a warm great room with a gas fireplace and custom built-ins, and a functional kitchen with maple cabinetry, large island, and walk-in pantry. A flexible front room with French doors makes the perfect office or dining space. Upstairs, find a bright bonus room with vaulted ceilings and a charming window bench, plus three generous bedrooms including a king-sized primary suite with walk-in closet and a sun-filled ensuite with a large skylight. The fully finished basement adds two bedrooms, a full bath, and plenty of storage. Recent updates include a newer roof and brand-new hot water tank. Designed with timeless functionality and ready for your personal touch, this well-built home features a sunny southwest yard with underground sprinklers, offering incredible value in one of Calgary's most desirable lake communities.