



GRASSROOTS
REALTY GROUP

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193 Chaparral Crescent SE
Calgary, Alberta

MLS # A2261347



\$649,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,954 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: sheds

Welcome to 193 Chaparral Crescent SE – A Beautifully Maintained Family Home in a Sought-After Lake Community! Situated on a spacious corner lot, this gorgeous two-storey home offers 1,945 sq.ft of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, and a roughed-in basement ready for your finishing touches. Step inside to discover the warmth of hardwood flooring on the main level, a bright and open floor plan, and thoughtful upgrades throughout; the furnace is replaced in 2023, the roof was replaced 2021. Enjoy year-round comfort with central A/C, a whole-home air purifier, and Gemstone exterior lighting that adds a touch of elegance to your evenings. The kitchen flows seamlessly into the living and dining areas – perfect for family gatherings or entertaining friends. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a private ensuite. Outside, the fully fenced and treed yard is a private oasis featuring a large deck, perfect for summer BBQs. , the eco-conscious will love the solar panels (installed 2023) that help lower energy costs; the seller's energy bill is \$ 90,-/month on average. Built in 1997 and meticulously cared for, this non-smoking home is move-in ready and located just minutes from schools, parks, shopping, and the amenities of Lake Chaparral (\$384,-/year)(2024). Book your showing today!