



GRASSROOTS
REALTY GROUP

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146 Chaparral Close SE
Calgary, Alberta

MLS # A2262251



\$689,986

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,569 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Stand Up Freezer (downstairs); 3 sheds; 2 fountains; yard ornaments; storage cabinets and work benches (downstairs/garage); garage door remote(s); snow blower; all garden tools

Sought after Lake Chaparral Villa - former show home! Experience this perfect balance of comfort, character, and thoughtful updates in this beautifully maintained home — a true retreat for every season. The flexible floor plan features two welcoming bedrooms - one in the lower level, three bathrooms, and a versatile den just off the front entry. Whether you need a private office, a place to welcome clients, or a quiet corner for music, reading, or hobbies, this space adapts seamlessly to your lifestyle. At the heart of the home, a bright and modern kitchen with granite counters and a central island invites gatherings with family and friends. Rich hardwood flooring flows throughout open-concept living areas, anchored by a striking three-sided gas fireplace that creates warmth and ambiance from every angle. The sunroom, framed with wraparound windows and skylights, brings in abundant natural light and offers a tranquil spot to enjoy morning coffee or afternoon relaxation. With open views to the south, west, and north, this home captures sweeping 270-degree vistas — offering a rare sense of space and privacy within the city. The fully finished lower level adds even more possibilities, complete with a cozy gas fireplace and generous living space for movie nights, games, or casual entertaining, with a generous storage area tucked neatly behind the finished space. Confidence comes with recent upgrades: siding and roof (2022), triple-pane windows and skylights, a refreshed bathroom (2020), high-efficiency furnace and hot water tank (2024), plus brand-new fridge and dishwasher with transferable warranties. Outdoors, discover an award-winning xeriscaped garden, recognized by the Calgary Horticultural Society for its beauty and sustainability. Fruit trees, drought-tolerant plantings, a pergola, garden sheds, and irrigation create a stunning yet low-maintenance

landscape. With a heated garage, central vacuum system throughout, and included extras — from an electric snow blower to tasteful garden art — this home offers both practicality and pride of ownership. Meticulously cared for and truly move-in ready, this property is prepared for its next chapter. Arrange your private tour today and see why it is exceptional!!!! *No Monthly Condo Fees*