



GRASSROOTS
REALTY GROUP

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15 Chaparral Crescent SE
Calgary, Alberta

MLS # A2265849



\$734,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,760 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Side yard shed (attached), Built in shelving in garage, Hot Tub (working, as-is),		

One garage is for amateurs. This house has TWO! (Not a typo!) This home doesn't just have a garage, it has TWO oversized, in-floor heated doubles (yes, you read that right). Over 2450 sq ft developed and loaded with NEW everything: hardy board siding, windows, roof, lighting, appliances, updated baths, paint, and floors. A/C? Check. Heated basement floors? Check. Bonus room AND upstairs laundry? You got it! West-facing yard with composite deck and hot tub? Obviously. Then there's the location: Lake Chaparral. Not just another community, a year-round lifestyle. Two schools within walking distance, Fish Creek Park and golf nearby, shopping close at hand, and transit only half a block away. Let's go see it!