



GRASSROOTS
REALTY GROUP

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18365 Chaparral Street SE
Calgary, Alberta

MLS # A2266158



\$689,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Pantry		

Inclusions: Wood shelving in the basement, pool table and accessories negotiable.

Live the Lake Life in Chaparral! Just one block from Lake Chaparral, this beautifully maintained two-storey offers over 2,500 ft²; in one of Calgary's most sought-after lake communities. Step inside to warm hardwood floors, granite counters, and a spacious kitchen with a central island, built-in microwave, Silgranit sink with garburator, walk-in pantry, ample pot drawers, and built-in bookshelves. Enjoy both a formal dining room and a bright breakfast nook that opens to the backyard. The large living room features newer carpet and a cozy corner gas fireplace, perfect for unwinding. A convenient 2-piece bath and main-floor laundry complete this level. Upstairs, you'll find a generous bonus room with a second gas fireplace, a 4-piece bathroom, and three well-sized bedrooms, including a large primary suite with a walk-in closet featuring custom built-ins and a private 4-piece ensuite with a relaxing soaker tub. The finished basement adds versatility with a family room and a 2-piece bath roughed-in for a shower. Outside, enjoy a private fenced backyard with a deck, shed, underground sprinklers, and Gemstone lights. An insulated double garage adds everyday convenience on this corner lot with a paved alley and mature trees, offering excellent light and privacy. Recent upgrades include a new water heater (2025), carpet (2020), central air conditioning, and newer shingles (2021). Don't miss your chance to enjoy lake privileges and a fantastic family lifestyle right here in Chaparral!