



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101 Chaparral Villas SE
Calgary, Alberta

MLS # A2272601



\$620,000

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,362 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shed

3 BEDROOMS | 3 BATHROOMS | BUNGALOW VILLA | OVER 2,600 SQ FT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | LAKE COMMUNITY | Welcome to this wonderfully bright and spacious bungalow villa in vibrant Chaparral! This home delivers comfort, convenience, and an easy, low-maintenance lifestyle from the moment you walk in. Start your mornings on the east-facing deck, with bbq gas hookup and fully fenced backyard, perfectly positioned for sunrise coffees and peaceful outdoor time. The sunny kitchen features a large island, pantry, and breakfast nook, opening seamlessly into the eating area and living room, complete with a cozy gas fireplace. You will enjoy the additional formal dining room just off the kitchen for hosting guests. The main floor offers a fantastic layout with two inviting bedrooms, including a generous primary suite with a 4-piece ensuite with large tub and walk-in closet. Main-floor laundry adds to the effortless day-to-day flow. Downstairs, the fully finished basement truly impresses with a huge recreation room, ideal for movie nights, games, fitness, or hosting friends. You'll also find an additional bedroom, a 3-piece bathroom, and exceptional storage space for all your needs. Enjoy the additional features of this home including air conditioning, 2 hot water tanks, humidifier, central vacuum and an attached double car garage for ease of bringing your groceries in. Life in Chaparral means enjoying one of Calgary's most beloved lake communities! With pathways, parks, schools, shopping, and the private lake and clubhouse nearby, you'll love the blend of convenience and community spirit. A bright, welcoming home in a fantastic neighbourhood. Come see why Chaparral living is so special!