

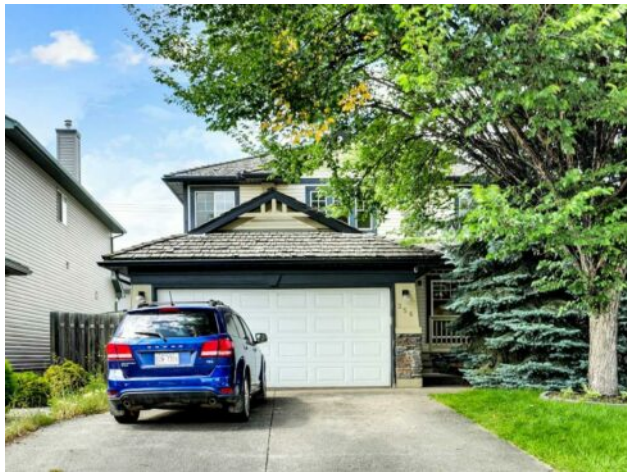


GRASSROOTS
REALTY GROUP

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356 Chaparral Drive SE
Calgary, Alberta

MLS # A2278711



\$729,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,229 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Off Street, Parking Pad, RV A		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: The Central Vacuum system is there but is as is attachments may be missing

OPEN HOUSE JANUARY 18th on SUN 2-4PM This beautiful executive home has 5 Bedrooms and fully developed basement located in the lake community of Chaparral walking distance to the lake entrance and 2 Schools, Shopping and Stoney as well as the new Tsu-Tina COSTCO this house has been recently updated The whole house was freshly painted and renovated great open floor plan kitchen with 4 appliances office large family room with gas fireplace and a formal dinning room laundry room and a double attached garage upstairs has 4 bedrooms the master has a walk in closet and master bathroom has a sky light with a jetted tub. Big yard with a large deck and a large RV parking space or lots of room for another garage or parking 3 extra vehicles with a Large freshly painted deck also has Gaz hook ups for BBQ The Basement is fully finished has a small bar or kitchen with no stove large rec room and a 3 piece bathroom and an extra bedroom. The house is currently vacant great for an investor the previous tenant has been fantastic the tenant has been in the property for 9 yrs and was paying \$3000.00/month the current rental value could be \$3500 the property has been well taken care of and shows well the basement could be suited or a mother in law suite potential for a live in nanny or house keeper