



**356 Chaparral Drive SE  
Calgary, Alberta**

**MLS # A2278711**



**\$729,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**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