



GRASSROOTS
REALTY GROUP

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3 Chaparral Point SE Calgary, Alberta

MLS # A2279863



\$520,000

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,116 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 521
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Soaking Tub		

Inclusions: n/a

Located in the desirable SE community of Lake Chaparral, this fully finished, bungalow style villa with DOUBLE ATTACHED garage won't last long! Take advantage of all the great amenities of the community including LAKE ACCESS! Boasting 1116 SF on the main floor plus an additional 985 SF in the finished basement, this well laid-out floor plan is sure to impress. The main floor showcases a roomy living/dining area with a gas fireplace, bright white, open kitchen with centre island, granite counters & stylish subway tile backsplash. The patio access from the main living space leads to a south deck and private yard area making BBQ's so easy. The large primary bedroom suite easily accommodates king-sized furniture, has a south-facing window & walk-through closets to the 4 ensuite piece bath. The front bedroom can do multiple duty as a craft room, den or home office space. A 3-piece guest bath on the main floor is an extra bonus for your visitors. Main floor laundry is so convenient! The lower level features a family/games room area allowing for a multitude of furniture layout, second gas fireplace, extra closets, 3rd bedroom plus 3rd full bath. There is ample storage in the utility room PLUS the extra store room & lots of space for all your stuff! Lake Chaparral has much on the got to keep you busy throughout every season - a vibrant community hall with lake activities, walking groups, programs year-round including the beach, swimming & fishing to ice skating plus beautiful walking trails in and out of the community park areas. Enjoy the simplicity of no more snow shoveling or yard work in this well-managed condo association. There's easy access to both Stoney Trail and Macleod Trail with tons of shopping in the area. This home has been beautifully maintained and is move in ready & call to book your viewing TODAY!

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