



GRASSROOTS
REALTY GROUP

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

**15 Chaparral Crescent SE
Calgary, Alberta**

MLS # A2280399



\$729,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,760 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Built in shelving in garage, Hot Tub (as-is)		

Rare Lake Chaparral opportunity with TWO oversized heated double garages, one front attached and one rear detached. Over 2,450 sq ft of developed space, with major exterior upgrades already done: Hardie Board siding, New Roof, New windows and doors. In-floor heat in the basement and both garages plus A/C for summer comfort. Functional layout with open main floor, generous kitchen workspace with under-cabinet lighting and built-in microwave, corner gas fireplace, bonus room, upper laundry, 3 bedrooms up, flex room down and 4 total bathrooms. Sunny west-facing yard with composite deck and low-maintenance landscaping. Just one block to lake access and walking distance to two schools, parks and pathways, with quick access to shopping, Fish Creek, golf and transit. A standout for buyers who need rare, heated garage space to build, store, create, or run a home business, with year-round Lake Chaparral living at your doorstep.