



**15 Chaparral Crescent SE  
Calgary, Alberta**

**MLS # A2280399**



**\$729,900**

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

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.