



**GRASSROOTS**  
REALTY GROUP

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

**272 Chaparral Drive SE**  
**Calgary, Alberta**

**MLS # A2281995**



**\$559,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Corner Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Wood
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** Small satellite dish.

Opportunity Knocks! Have you been waiting for an AFFORDABLE SINGLE-FAMILY home in CHAPARRAL? Would you like a THREE-BEDROOM home with a DOUBLE ATTACHED GARAGE plus a LARGE LOT, providing SPACE and ACCESS FOR RV PARKING? How about being within EASY WALKING DISTANCE to the LAKE entrance, OR to 'CHAPARRAL SCHOOL' (Public K-6). Enjoy all the benefits of LAKE PRIVILEGES: wintertime- skating, hockey, ice fishing & tobogganing, or summertime- swimming, boating, fishing, tennis and more! Or connect to FISH CREEK PARK (through Sikome) for LONG WALKS or BIKE RIDES. Come see 272 Chaparral Drive SE! Built in 2002, this home has NO POLY-B waterlines. GREAT CURB APPEAL on this corner lot location. The side fence has support pillars decorated in river rock, plus additional stonework at the front corners of the garage! With a DOUBLE ATTACHED GARAGE you can say goodbye to brushing snow or scraping ice off your vehicle in the morning! STEP INSIDE this beautiful 'raised bungalow'. VAULTED CEILINGS on the main level make the home feel extra spacious! Welcome your guests to a front living room with plenty of natural lighting! Do you enjoy cooking? This u-shaped kitchen is equipped with generous cabinetry. Love to eat... Who doesn't? The dining area allows for an extended table for family meals together! Or enjoy summer dinners on the back deck while the dogs or kids run about the fully fenced yard. The back deck has enclosed storage underneath, and a corrugated drainage system under the deck boards to keep the storage area dry. Is your family growing? How about three bedrooms on the main level, and two full bathrooms? This home can grow with you! The basement has LARGE WINDOWS. It is also framed for another bedroom and

has a plumbing rough-in for another bathroom, plus lots of space for a future rec room on the lower level - all of which could add future value to your home! Step into your backyard to enjoy time around the firepit on the lower paver-stone patio. With such a large lot, you can load the RV from within your own yard. Two large, hinged gates allow for easy RV access off the paved back lane. This means you also don't have another house backing directly onto your fenceline, for added distance between homes, and some extra privacy. Two of the bedrooms have a four-piece bath just across the hallway, while the primary bedroom has its own ensuite bathroom plus a walk-in closet. Note: If you don't have an RV, you could create a great dog-run in the RV parking area. It isn't very often that you can buy a detached home (especially a raised bungalow) in Chaparral, with a double attached garage, at this price, so don't delay... book your showing today!