



**GRASSROOTS**  
REALTY GROUP

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**58 Chaparral Close SE**  
**Calgary, Alberta**

**MLS # A2282004**



**\$670,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None.

\* OPEN HOUSE SAT JAN 31 2:00-4:00 \* Are you dreaming of a VILLA-STYLE BUNGALOW with NO MONTHLY CONDO or HOA FEES? Are you ready for SINGLE-LEVEL LIVING (everything you need on one level), but STILL WANT TO STAY ACTIVE? How about a VILLA WITH LAKE PRIVILEGES allowing you and your grandkids to visit CHAPARRAL LAKE for swimming, boating, fishing, skating, picnics (a little TENNIS OR PICKLEBALL yourself)? Come see 58 Chaparral Close. Do you like to KEEP BUSY in the GARDEN? You will love this pie-shaped lot where you can BEAUTIFY the gardens to your heart's delight. With a DOUBLE ATTACHED GARAGE for your cars and a FULLY FENCED YARD for your puppies (rare among villas), you can downsize and still keep the lifestyle you have enjoyed. STEP INSIDE, and you will love the updating and upkeep that has been lovingly poured into this home. FRESHLY PAINTED main level! Check out the SLATE FLOORING at the FRONT ENTRY, and EXTENSIVE SITE-FINISHED (and RE-FINISHED) HARDWOOD through much of the main. Just BEAUTIFUL! Soaring VAULTED CEILINGS, and PLENTY OF NATURAL LIGHT make the home feel even more spacious! Would you like a separate TV room on the main? The FRONT OFFICE could double as a TV room (with interior window and a french door to make it quiet but still visible and bright)! Do the kids and grandkids love to come your way for DELICIOUS FAMILY MEALS? The dining room is great for your SPECIAL GATHERINGS, with ELEGANT PILLARS AND ARCHWAY ENTRY! Check out the kitchen! The KITCHEN CABINETRY has been RE-MODELLED (changing the original angled island to a highly functional LARGE RECTANGULAR ISLAND with BREAKFAST BAR and 'SILGRANITE' SINK with updated fixture)! Corner pantry,

STAINLESS-STEEL kitchen appliances. The main level primary bedroom has a good-sized WALK-IN CLOSET & FANTASTIC ENSUITE BATHROOM with a CORNER SOAKING TUB plus an EASY STEP-IN SHOWER! The LIVING ROOM has a LARGE TRIANGULAR WINDOW, extending in the peak of the VAULTED CEILING, plus a COZY 3-SIDED GAS FIREPLACE with art niche & built-in shelving. Main level laundry! STEP OUT BACK to your two-tiered deck with added distance from decks on either side, thanks to the pie-shaped lot. WIRING FOR a HOT TUB has been run to a lower patio. Back inside, now HEAD DOWNSTAIRS to your FINISHED LOWER LEVEL! Over 1000 SQ.FT. finished down (for a total of 2400 SQ.FT.). The lower level features 2 GUEST BEDROOMS, a FULL BATHROOM, VERY LARGE REC ROOM, and a little LIBRARY OR COMPUTER SPACE. This home has never been on the MLS until now. Updates include: REFINISHED HARDWOOD 2013. SOME KITCHEN RENO'S IN 2013. NEW WATER HEATER in 2019. NEW FURNACE IN 2023. FRESH INTERIOR PAINT - 2025. NEW WATERLINES IN 2025.