



**GRASSROOTS**  
REALTY GROUP

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**327 Chaparral Drive SE**  
**Calgary, Alberta**

**MLS # A2286866**



**\$675,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** gazebo, fire pit, 2 TV mounts, shed, irrigation system

This beautifully maintained original owner two-storey home offers a functional layout and thoughtful finishes throughout. Hardwood flooring extends across the main and upper levels, creating a seamless and inviting feel. The main floor features a warm and welcoming living room anchored by a corner stone-faced fireplace, a well-appointed kitchen complete with pantry, stainless steel appliances, and stone countertops, as well as a spacious dining area ideal for everyday living and entertaining. A convenient powder room and dedicated laundry/mud room add everyday practicality. Upstairs, a bright bonus room provides flexible living space, complemented by two well-sized bedrooms and a four-piece bathroom. The primary suite offers a private retreat with its own four-piece ensuite, including a relaxing soaker tub. The fully finished basement has a large carpeted recreation room, an additional bedroom, and a three-piece bathroom. Outside, enjoy the fully fenced backyard featuring a wood deck with gazebo and firepit—perfect for summer evenings. A double attached front garage and additional driveway parking complete the home. Recent updates include shingles (2025), paint throughout (2025), dishwasher (2025), HWT (2024), refrigerator (2024), furnace humidifier(2023) Residents enjoy access to exceptional community amenities including a private lake with beach, boat rentals and fishing, basketball and volleyball courts, tennis and pickleball courts, BBQ pits, fitness facilities, playgrounds, and a tobogganing hill, all within walking distance. Chaparral School and St. Sebastian are mere blocks away. With convenient access to Stoney Trail and Deerfoot Trail, commuting throughout the city is quick and easy.