



**80 Chaparral Road SE
Calgary, Alberta**

MLS # A2293332



\$620,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: NA

Welcome to Lake Chaparral, where everyday living feels like a year-round vacation. This beautifully maintained 4 bedroom, 3.5 bathroom home with a double attached garage offers the perfect blend of thoughtful upgrades, comfortable living spaces, and exclusive lake access in one of Calgary's most desirable family communities. Step inside to discover a bright and welcoming main floor featuring hardwood flooring throughout the living areas and all three upper bedrooms, creating a warm and timeless feel. The front living and dining room combination offers an ideal space for hosting friends, family dinners, or quiet evenings at home. The fully upgraded kitchen is designed for both everyday life and entertaining, featuring espresso cabinetry, upgraded vinyl flooring, a large central island, beautiful quartz counter tops, added pantry storage, under-cabinet lighting, mosaic tile backsplash, and garburator. The adjacent eating nook overlooks the backyard, while the cozy family room with hardwood flooring and a gas fireplace provides the perfect place to unwind. Upstairs you'll find three spacious bedrooms, including a comfortable primary retreat with a private ensuite featuring a relaxing soaker tub and separate shower. The partially developed basement adds excellent flexibility with a large bedroom and a 3-piece bathroom, ideal for guests, teens, or a private workspace. This home also features several valuable upgrades including central air conditioning (2023), an Ecobee smart thermostat, permanent outdoor "Go Bright" lighting, and a state-of-the-art Home Safe Network monitoring system for smoke, heat, carbon monoxide, water, and freezing detection, offering both comfort and peace of mind. Outside, enjoy a fully landscaped yard with mature trees for privacy, a large maintenance-free vinyl deck perfect for summer entertaining, and a charming stone

patio off the front porch. What truly sets this home apart is its location in the highly sought-after lake community of Chaparral. Residents enjoy private lake access with year-round activities including swimming, paddleboarding, kayaking, beach days, skating, hockey, and community events. With parks, playgrounds, schools, pathways, and shopping all nearby, this is a neighborhood designed for connection, recreation, and family living. Move-in ready, thoughtfully upgraded, and located in one of Calgary's most loved lake communities — this is the lifestyle home buyers have been waiting for.