



**36 Chaparral Drive SE  
Calgary, Alberta**

**MLS # A2297285**



**\$669,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	1994 (32 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>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Rectangular Lot, Street		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<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>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Updated Plumbing (no poly-B), Modern Kitchen, Flat Ceiling (popcorn removed). South Facing onto Green Space for natural lighting, steps from school, playgrounds and shopping. Walking distance to the lake for all the fun the lake community park offers. Step into this stunning, move-in-ready home in the heart of Chaparral, offering 4 bedrooms, 3.5 bathrooms, and a layout designed for both everyday living and entertaining. Thanks to its desirable south-facing exposure, the home is filled with natural sunlight, creating a bright and cheerful atmosphere throughout. This former AVI show home stands out with its thoughtful upgrades and quality finishes. The spacious primary bedroom is a true retreat, featuring a luxurious ensuite and dual walk-in closets. On the main floor, rich hardwood flooring adds warmth and elegance, while the stylish kitchen features upgraded cabinetry, granite countertops, and modern fixtures. A fresh coat of neutral paint throughout gives the home a clean, contemporary feel. Downstairs, the fully developed basement offers even more living space, complete with a cozy family area and fireplace, an additional bedroom, and a mix of comfortable carpet and durable vinyl flooring. There's also an oversized utility and storage room, perfect for keeping everything organized. This home has been carefully maintained with key updates already completed, including a new roof, updated plumbing (no Poly B), a newer hot water tank, and smooth ceilings with popcorn texture removed. The double attached garage is fully insulated and finished, adding extra convenience. Enjoy outdoor living on the large backyard deck—perfect for relaxing or hosting friends and family. Ideally situated, the home faces a school and greenspace, making it great for families, and is just a short walk to Chaparral Lake Park, where residents enjoy private lake

access. Shopping, parks, and amenities are all just minutes away. This is a beautifully upgraded, turnkey property in a fantastic location—ready for you to call home. Schedule your showing today!