



**81 Chaparral Villas SE
Calgary, Alberta**

MLS # A2303298



\$660,000

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,304 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 81 Chaparral Villas—where effortless living meets timeless comfort in one of Calgary’s most cherished lake communities. Tucked within the highly sought-after enclave of Chaparral Villas, this beautifully maintained and thoughtfully updated semi-detached bungalow offers over 2,300 sq ft of developed living space—perfectly tailored for those seeking a refined, low-maintenance lifestyle without compromise. From the moment you step inside, you’re welcomed by an airy, light-filled main floor spanning over 1,300 sq ft. A spacious den just off the foyer, framed by oversized windows, creates the ideal setting for a home office, reading retreat, or creative space. As you move into the heart of the home, soaring nearly 13-foot vaulted ceilings elevate the living experience, while expansive windows invite in an abundance of natural light. The fully updated kitchen is both stylish and functional, anchored by a generous flush centre island with stunning quartz countertops featuring crescent edges. Crisp white cabinetry, a modern backsplash, floating shelves, and newer white appliances create a bright and inviting space, complemented by an undermount sink and updated fixtures. The designated dining area, finished in warm hardwood, flows seamlessly into the cozy living room, where a central gas fireplace sets the tone for relaxed evenings. Step outside through the newer patio doors and discover your private outdoor retreat—featuring a composite deck with dual awnings, a stone patio, and beautifully curated low-maintenance landscaping with a charming garden area. This is a space designed for quiet mornings, warm summer afternoons, and easy entertaining. The spacious primary suite offers comfort and tranquility, complete with a newer window, custom built-ins, a walk-in closet, and a well-appointed 4-piece

ensuite with a deep soaker tub and separate shower. Main floor laundry with added storage enhances everyday convenience, allowing for true single-level living. The fully finished basement extends your living space with a large family room centered around a second gas fireplace, an expansive bedroom for guests, a full bathroom, a dedicated wood workshop for the hobbyist, and an additional flex area to suit your lifestyle needs. Located in the vibrant lake community of Chaparral, residents enjoy year-round access to pathways, parks, shopping, and a wealth of amenities. Within this quiet villa enclave, pride of ownership shines—neighbours greet one another, daily walks are part of the rhythm, and a true sense of community is felt. This is more than a home—it's a lifestyle of ease, connection, and comfort.