



**76 Chaparral Cove SE
Calgary, Alberta**

MLS # A2134166



\$1,650,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,950 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Lake, Fron		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

****MOVE IN NOW**** Discover Estate Lake living with all the best at your doorstep! Jayman BUILT Chaparral Lake walk-out bungalow and this home is available for a QUICK possession. Move in, ready for this summer! Enjoy the quality finishing and prized wealth that abounds in this home. Situated on a quiet private cul de sac with an east-facing rear yard, all on a 0.22-acre homesite. PREMIER LAKE LOCATION & VIEWS and RESORT LIFESTYLE LIVING. It is a family-approved location with a backyard to relax and unwind. From the well-manicured landscaping to the underground sprinklers, plus a wonderful water feature and your private lakefront dock, you can swim from your property. Just Move in! The current owners have lovingly maintained this fully finished WALK-OUT bungalow with an extensive list of luxury upgrades. This bright open design features 1950 sf on the main floor with high 11' ceilings, travertine flooring, a family room with a three-sided stone-faced see-through gas fireplace, and all overlooking the kitchen and front dining room. Main floor living also includes an office /flex room, open foyer, breakfast nook, large primary bedroom suite, kitchen, full bath, mud room & laundry area. A CHEF's dream kitchen with tall custom cabinetry and doors, modern granite counters, stainless steel appliances, a dramatic central island with an undermount sink, and a large corner pantry complete this amazing space. The Master retreat features more views, a private door to the upper deck, a walk-in closet with organizers & a large modern spa-like owner's suite featuring granite top vanities, a corner soaker tub, and a separate tiled shower with 10-mil glass. The W/O basement is finished with 1674 SF developed with more room for entertaining, with large windows (2 bedrooms/open 35'x15' family room with another entertainment wall and gas fireplace, wet bar, full

4 piece bath, storage area). Other upgrades include A/C, lower level 18' x 16' covered concrete patio, upper 20' x 12' deck with vinyl decking, glass rail, and built-in BBQ, newer asphalt roofing, and mature landscaping with a water feature/pond. Living at its Best with nature, community, and wildlife at your doorsteps. Take advantage of this sought-after SE corner of the city. Truly estate living with quality lifestyle being so close to first-class golf courses, schools, parks, transit, shopping, road and highway infrastructure access all nearby. Call your friendly REALTOR(R) today to book a viewing!