



**307 Chaparral Place SE
Calgary, Alberta**

MLS # A2151393



\$795,000

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|------------------|--|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,079 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac | | |

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|--------------------|--|-------------------|-----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Storage Shed, TV in kitchen, TV in basement

Beautifully landscaped, large lot in one of the best cul-de-sacs in Lake Chaparral with lake privileges! Extremely well maintained and newly renovated with main floor addition. Kitchen renovated with large granite island with beverage fridge and microwave built in, quartz counters, spacious pantry, wall oven and warming drawer & induction cooktop. Nook is currently used as reading/scotch tasting/coffee area. Bright and spacious bonus room with gas fireplace for cozy lounging. Heated flooring on main, basement, upper main bathroom and ensuite incl. shower floor and bench! Double oversized garage is insulated. The shingles and hot water table were replaced within the last 3 years, and all the front windows as well as the front and back door are new. The beautifully landscaped backyard is an oasis, perfect for relaxing or entertaining. Enjoy the gorgeous greenery from under the pergola on the large, vinyl deck with discreet stair lighting or fire up the BBQ and fire pit using the ready-to-go gas line. Enjoy year round fun at the private lake - skating, tobogganing, swimming, paddling and more! Blocks to schools and lake entrance, close to Blue Devil Golf Course, Fish Creek Park, Spruce Meadows, shopping, restaurants and amenities. Easy access to Stoney Trail to getaway to the Rocky Mountains.