



**GRASSROOTS**  
REALTY GROUP

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**124 Chaparral Crescent SE**  
**Calgary, Alberta**

**MLS # A2177102**



**\$870,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s)		
<b>Inclusions:</b>	N/A		

Come See. Renovated Home with Lake Access. Move In NOW. 95% Renovation. Better than New. 4 Bedrooms. 4 Bathrooms. Bonus Room. Fully Developed 2 Storey. Loaded with Extras. Lake Access. Club House. A Great family home. Walk out your back gate to a park/greenspace. Take your dogs for a walk, lake privileges. Just some of the great features of this property. Gas outlet on deck for barbeque. Central Air. Backing onto Open Space. Direct Access from the oversized fenced backyard with massive deck.