



GRASSROOTS
REALTY GROUP

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9 Chaparral Cove SE
Calgary, Alberta

MLS # A2203594



\$839,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,642 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

* OPEN HOUSE APRIL 12th from 1pm-3pm* DREAM BUNGLAOW ONE BLOCK FROM THE LAKE! Welcome to this stunning custom-build in the highly desirable and family-friendly PRIVATE LAKE COMMUNITY OF CHAPARRAL. This charming east-facing home boasts excellent curb appeal and is ideally located on a corner lot, backing onto a walking path and adjacent to green space. Only a short drive to elementary schools, and just a few minutes' walk to CHAPARRAL LAKE PARK AND PLAYGROUND. This rare 4-bedroom, 3-bathroom bungalow features a fully developed basement and offers over 3,000 square feet of well designed living space. The open-concept floor plan is sure to impress. As you step inside, you'll be greeted by a spacious foyer leading to the versatile office/ dining area, highlighted by soaring vaulted ceilings, as well as a cozy living room and a breakfast nook with a SEE-THROUGH GAS FIREPLACE—creating a warm and inviting atmosphere with soft corners and archways. The chef-inspired kitchen is a dream for both cooking and entertaining, featuring elegant maple wood cabinetry, a pantry, and a large center island. Natural light pours into the breakfast nook through large windows and a skylight, providing access to the generously-sized deck. The patio and yard area are equipped with 4 exterior gas lines, and an adjacent aggregate patio is perfect for summer gatherings. The expansive FULLY RENOVATED master retreat is beyond impressive - custom built ins and custom blinds will wow you! The ensuite offers a skylight, a 5-piece spa like experience with a walk-in closet, a separate glass shower, and an over-sized tub. The main floor also includes a second bedroom, a 4-piece full bath, and a laundry and mud room. The fully finished basement boasts 9-foot ceilings and includes 2 large

bedrooms, a 4-piece bath, a spacious family room with a cozy gas fireplace framed by a stone and wood mantle, an exercise room, a rec room, and a wet bar—ideal for entertaining. Additional updates include: AC UNIT and NEW WINDOWS 2024/ NEW KITCHEN APPLIANCES and Washer and Dryer (2023) "Tankless" on water heater with humidifier in 2023 Furnace replaced in 2020 New shingles installed in 2021 / SOLAR PANELS installs 2024 New siding installed in 2022 The oversized double attached garage is fully finished with a beautiful EPOXY flooring (2024) cedar overhead door. This corner lot home has the added benefit of no sidewalk to shovel in the winter! Welcome to the best opportunity for the dream lake life! Experience the charm of this amazing lake community in this rare, beautiful property!