



GRASSROOTS
REALTY GROUP

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76 Chaparral Cove SE
Calgary, Alberta

MLS # A2206076



\$1,699,900

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,950 sq.ft.	Age:	1996 (29 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, Front Yard, Fruit Trees/Shrub(s)		

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-G
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:	N/A		

Upgrading? Start by building a lake in my back yard! Discover Estate Lakeside Living with all the best at your doorstep! Over 4,000 square feet of indoor and outdoor living space, with a lake in your backyard. Move in, ready for this summer! Newer deck and private dock. PREMIER LAKE LOCATION .22 ACRES – VIEWS and RESORT LIFESTYLE LIVING. Enjoy the high-quality finishing and prized location of this home, situated on a quiet, private cul-de-sac with an east-facing rear yard. It is a family-approved location with a backyard perfect for relaxing and unwinding. From the well-manicured landscaping to the underground sprinklers, along with a fantastic water feature and your private lakefront dock, you can swim directly 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 1,950 sq. ft. 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. This fantastic space is a chef's dream kitchen, featuring tall custom cabinetry and doors, modern granite countertops, stainless steel appliances, a dramatic central island with an undermount sink, and a large corner pantry. The primary bedroom retreat features more views, a private door to the upper deck, a walk-in closet with organizers, and 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 at 1,674 sq. ft. and features additional space for entertaining, including a 35'x15' family room with an

open layout, a second entertainment wall, a gas fireplace, a wet bar, a full 4-piece bath, and a storage area. Other upgrades include air conditioning, a lower-level 18' x 16' covered concrete patio, an upper 20' x 12' deck with vinyl decking, glass railing, and a built-in BBQ, newer asphalt roofing, and mature landscaping featuring 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. Estate living with a quality lifestyle, just steps away from first-class golf courses, schools, parks, transit, shopping, and access to road and highway infrastructure, all nearby. Call your friendly REALTOR(R) today to book a viewing!