



GRASSROOTS
REALTY GROUP

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76 Chaparral Cove SE
Calgary, Alberta

MLS # A2206076



\$1,625,000

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		

COTTAGE LAKESIDE RESORT LIVING - PREMIER LAKE CHAPARRAL LOCATION - Move in, and enjoy every second of this summer! Discover Estate Lakeside LIFESTYLE with all the best at your doorstep! Over 4,000 square feet of indoor and outdoor living space, with a lake in your backyard. Newer deck and private dock. Enjoy this home's prized location 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. You can swim directly from your property, from the well-manicured landscaping to the underground sprinklers with a fantastic water feature and your private lakefront dock. Just Move in! If you find a 1956 sq ft Bungalow on .22 Acre lot backing onto a lake with your own private dock, inside the city of Calgary … buy it… because you won’t see that unicorn again anytime soon… You haven’t lived in your house until you have lived on a lake. Why waste all your time and effort driving packing and unpacking to camp for 2 days and drive back? … when you can enjoy Swimming fishing, kayaking, etc... EVERYDAY… your home is your resort… even in the winter .. outdoor hockey with the kids, ice fishing on the weekend with your neighbours … Walking in the private park under the Christmas lights … Don’t just invest in a house when you have the opportunity to invest in your life… 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, 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!

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