



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

161 Chaparral Circle SE
Calgary, Alberta

MLS # A2211569



\$609,500

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,707 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: some furniture can be included. Pool Table (as is)

Welcome to this well-maintained family home in the heart of Lake Chaparral, a vibrant lake community known for its family-friendly atmosphere and year-round amenities. With over 1,700 sq ft above grade, 3 bedrooms, and 2.5 bathrooms, this home is ideal for growing families, first-time buyers, or anyone looking to add their personal touch. The main floor greets you with a bright, vaulted entryway that opens into a cozy great room with a gas fireplace—perfect for relaxing evenings. The spacious kitchen features a central island and a generous dining nook, making it a great space for everyday meals or casual entertaining. A main floor den offers flexibility for a home office, playroom, or reading area. You'll also find a 2-piece bathroom and a convenient laundry area with brand new washer and dryer to complete the main level. Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet and a private ensuite that includes a soaker tub and separate shower. Two additional bedrooms and a full bathroom provide comfortable space for children, guests, or hobbies. Recent updates add to the home's appeal. The siding was completely redone in 2023, and both the front porch and back deck were rebuilt within the past five years. The roof was replaced in 2015, granite counter tops and the new laundry appliances are an added bonus. The full basement is unfinished, giving you the opportunity to design and develop additional living space to suit your needs. A double attached garage provides everyday convenience, and the east-facing, fully fenced backyard is landscaped and accessible via a back lane. Located in the desirable community of Chaparral, you'll enjoy close proximity to schools, parks, shopping, and exclusive access to Lake Chaparral—perfect for year-round recreation.

Copyright (c) 2025 . Listing data courtesy of Royal LePage Benchmark. Information is believed to be reliable but not guaranteed.