

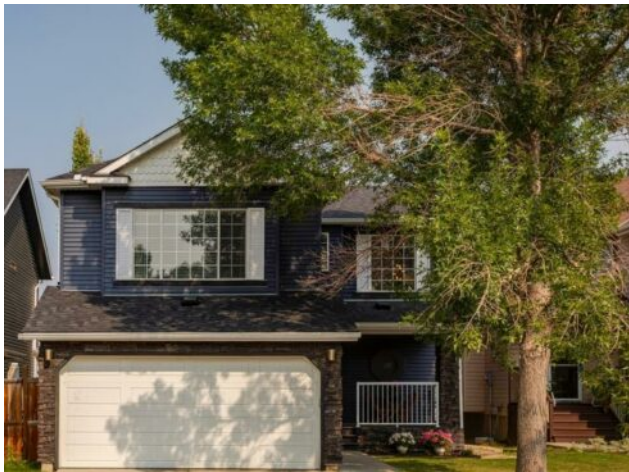


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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157 Chaparral Court SE
Calgary, Alberta

MLS # A2255416



\$724,900

Division:	Chaparral	Water:	-
Type:	Residential/House	Sewer:	-
Style:	2 Storey	Condo Fee:	-
Size:	1,733 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached	LLD:	-
Lot Size:	0.09 Acre	Zoning:	R-G
Lot Feat:	Cul-De-Sac, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Str	Utilities:	-
Heating:	Fireplace(s), Forced Air	Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Floors:	Carpet, Ceramic Tile, Hardwood	Inclusions:	Storage shed, Hot Tub (needs a new mother board), TV wall mounts, Firepit, Water softener is negotiable and under contract.
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Stone, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		

Welcome to this beautifully renovated and meticulously designed home in Lake Chaparral, offering over 2,300 sq. ft. of fully developed living space just one block from the lake. Step into the modern chef’s kitchen, featuring a massive 10-ft island that’s perfect for cooking and entertaining, granite countertops, a five-burner gas stove, stainless steel appliances, oversized cabinetry, built-in wine rack, and a spacious pantry. The open floor plan flows seamlessly into the dining and living areas, making it ideal for hosting family and friends. Upstairs, unwind in the bright and airy bonus room, complete with a cozy fireplace and plenty of space for movie nights (wired for surround sound). The primary retreat offers a stylish ensuite where you can relax in comfort, while two additional bedrooms and a large 4-pc bath complete this level. The fully developed basement extends your living space with a potential guest suite, full bathroom, and generous closet/flex area, ideal for a fourth bedroom, home gym, entertainment room or playroom. Enjoy entertaining outdoors in your private backyard oasis backing onto open green space with no neighbors behind, it feels like country living in the city. The mature landscaping, deck, and firepit area make this yard perfect for summer evenings. Appreciate the convenience of the exterior, roof and gutters all updated in 2023! Tucked away on a quiet cul-de-sac and just a short walk to Lake Chaparral, this home truly has it all. Do not miss this outstanding opportunity