

**36 Chaparral Drive SE
Calgary, Alberta**

MLS # A2245968



\$699,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright and beautifully upgraded 4-bedroom home in the sought-after community of Chaparral, offering 3.5 bathrooms and a spacious, functional layout. With a south-facing orientation, this home is filled with natural light all day long, creating a warm and inviting atmosphere. - Former AVI show home - Large master suite with a spa-like ensuite and his & hers walk-in closets. - Elegant hardwood flooring throughout the main level. - Modern kitchen featuring upgraded cabinets, granite countertops, and modern fixtures. - Freshly painted with a contemporary neutral palette. - Fully Finished Basement - Perfect for entertaining with lots of storage!. - Cozy living area with a fireplace in the basement. - Additional bedroom in the basement. - Durable vinyl flooring & carpet for comfort and style. - Massive utility/storage room - plenty of space for organization. - Insulated & finished double attached garage. Recent Upgrades for Peace of Mind: - Replaced hot water tank & plumbing (no more Poly B!). - Popcorn ceilings removed for a sleek, modern look. - New roof. Outdoor Living & Location Perks: - Spacious deck overlooking the backyard - perfect for summer gatherings. - Directly faces a school & greenspace - ideal for families and outdoor lovers. - 300 meters from Chaparral Lake Park (private community lake) - Minutes to parks, shopping, and amenities. This turnkey home has been meticulously maintained and upgraded - just move in and enjoy! Don't miss out, schedule your private viewing today!