

88 Chaparral Villas SE
Calgary, Alberta

MLS # A2257745



\$645,000

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,389 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SAT SEPT 20 from 1-3 PM. This beautifully maintained bungalow villa offers comfort, style, and convenience with no monthly condo fees. The main floor feels airy and inviting, bathed in natural light from large windows and a skylight over the kitchen. Freshly painted throughout and featuring new flooring in the primary suite, this home shines with thoughtful updates. The primary bedroom includes a spacious walk-in closet and an updated ensuite with a sleek barrier-free shower, combining modern design with everyday functionality. A main floor office adds flexible functionality to the layout, complemented by the convenience of main floor laundry and newer appliances, including a fridge, dishwasher, washer, dryer and central A/C to ensure year-round comfort. Step out to your private backyard oasis where you'll find a large deck with an awning overlooking a tranquil pond with a gentle waterfall feature, surrounded by mature trees just perfect for relaxing mornings or entertaining evenings. Downstairs, the fully finished basement offers incredible flexibility with a large rec room, a bedroom with its own walk-in closet, a full bath, and two oversized rooms (166 sq ft and 318 sq ft) currently used as storage. These versatile spaces could easily function as a workshop, hobby room, home gym or man cave, providing plenty of room to customize your lifestyle while keeping everything organized and out of sight. As part of this sought-after lake community, you'll enjoy exclusive access to Lake Chaparral, complete with year-round recreation from swimming and kayaking to skating and community events. This is low-maintenance living at its best. No monthly condo fees, beautiful upgrades, abundant storage, and a peaceful setting with lake privileges. Don't miss this rare opportunity in Chaparral Villas!