

18352 Chaparral Street SE  
Calgary, Alberta

MLS # A2270664



**\$848,990**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Private, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Heat Lamps for the deck with individual switches.		

Experience luxury lake living in this immaculate 5-bedroom, 3.5-bath home in the quiet, highly desirable community of Chaparral SE, offering private lake access and an unbeatable blend of comfort, style, and modern upgrades. This beautifully maintained property features a welcoming open layout with a gorgeous kitchen equipped with stainless steel appliances, a spacious living room enhanced by elegant stone accents, a main floor half bath, and a convenient laundry room—plus additional stacked laundry in the fully finished basement. Upstairs, you'll find a primary bedroom with a stunning 5-piece ensuite and walk-in closet, along with two additional bedrooms and another 4-piece bath. The basement is designed for flexibility with 9-foot ceilings, a separate entrance, a full kitchen, two bedrooms—one with its own private bath, making it perfect for guests or extended family. Enjoy exceptional comfort with central air-conditioning, heated tiled floors, a whole-house ventilation fan, dimmer switches throughout, central vac, a purified drinking water system, and a full-home water softener, along with recently updated siding and roof for peace of mind. The oversized heated garage with winter pad provides year-round convenience, while the low-maintenance backyard features premium turf, an automatic awning over the deck, three individually controlled heat lamps, and a hot-tub-ready pad with electrical already in place. Located in a quiet neighbourhood known for its extra-wide sidewalks, this home also offers quick access to schools, shopping, Fish Creek Park, Blue Devil Golf Course, and year-round enjoyment of one of Calgary's premier lakes. With thoughtful upgrades inside and out, this exceptional property delivers the ultimate Chaparral lifestyle, don't miss your chance to make it yours. Book your showing today!