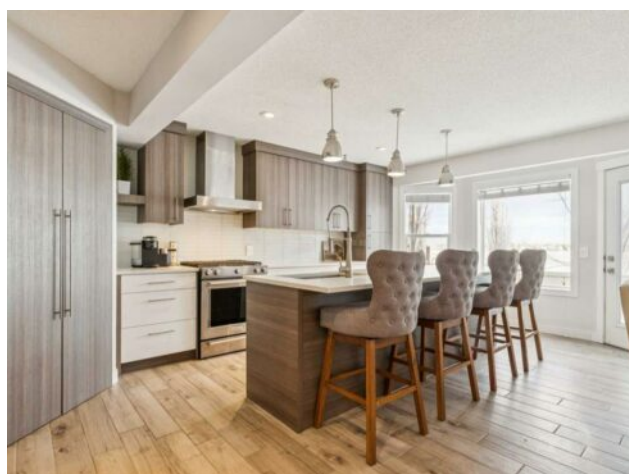


157 Chaparral Court SE  
Calgary, Alberta

MLS # A2277254

**\$637,500**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Chaparral  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,734 sq.ft.   | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, L |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV Mount x 2 Storage Shed, Hot Tub (as-is), Fire Pit in Backyard, Water Softener is Rented, can be assumed by the buyer or removed prior to closing

Discover 157 Chaparral Court SE, a stunningly renovated family home in the heart of Chaparral and just an 8-minute walk to the lake. Here are 5 things we LOVE about this property (and we're pretty sure you will too): 1. ROOM TO LIVE AND GROW: With nearly 2400 SqFt of functional, refined living space, 3 bedrooms, 3.5 bathrooms, spacious great room and amazing vaulted bonus room; this is a full-size home! The main floor great room is inviting and spacious with a stunning kitchen, and well-proportioned living and dining rooms. An oversize deck with BBQ gas line and becomes an extension of your living space in the warmer months and the landscaped backyard also features a stone firepit area and private hot tub. Upstairs, a massive, vaulted bonus room is the perfect TV/hangout room with hardwiring for surround sound and cozy gas fireplace. The primary retreat is nicely equipped with updated ensuite, including an oversize shower and walk-in closet while two other good-sized bedrooms share a 4-piece main bathroom. The developed basement is a great media room or teenage refuge with 3-piece bathroom and ample storage. 2. LAKE LIFE: Imagine being an 8-minute walk (or 2-minute bike ride) to one of Southeast Calgary's premiere residents-only lake; throw your paddle board on your back or grab your skates and enjoy convenient lake life as few can. Chaparral Lake offers an active and vibrant community association featuring a 32-acre lake, 21-acre park, swimming, fishing, skating, playground, sports courts, clubhouse and sandy beach exclusive to Chaparral residents and their guests. 3. NO NEIGHBOURS BEHIND: The biggest complaint we hear with Calgary's suburbs is the lack of privacy in the backyard, not the case here! This home backs onto massive greenspace with no homes in sight and views of the downtown skyline

on a clear day. 4. **THAT KITCHEN:** A showstopper, this kitchen has been re-imagined from a typical suburban standard to a modern delight that would easily compete with homes in any budget. Anchored by a 10' island and featuring 2-tone cabinetry, quartz counters, stainless steel appliances (including gas stove, chimney hood fan and integrated microwave), corner pantry, breakfast bar and 42 bottle wine storage; whether you are preparing a feast or warming up leftovers you will feel right at home. 5. **A MATURE SE COMMUNITY:** Chaparral is a popular, established neighbourhood in Southeast Calgary and home to one of the Southeast's private lakes. Residents enjoy an array of housing types, mature trees, community garden and numerous parks/playgrounds throughout the community along with an active HOA. Easy access to Stoney, MacLeod and Deerfoot Trails makes commuting a breeze. Note: New siding, roof and gutters in 2023