



378 Chaparral Drive SE
Calgary, Alberta

MLS # A2280110

\$569,900



Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Front Yard, Interior Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Affordable Lake Chaparral home with lake privileges included. Double attached garage, large west backyard with rear lane access, and 5 bedrooms (generously sized) plus 3.5 bathrooms. Smart, efficient use of space with a practical layout that lives larger than expected. Big-ticket updates are already handled, including a new roof, new siding, new deck, and new appliances. Peace of mind: no Poly-B plumbing. Walk to the lake, parks, and two community elementary schools, with transit convenience nearby. Quick access in and out of the community makes commuting a breeze. Offering 1,621 sq ft developed, this affordable 2-storey former showhome features a smart, functional layout with 3 bedrooms up, including the primary with walk-in closet and ensuite. The partially finished basement adds flexibility with 2 additional bedrooms and a full bathroom, perfect for guests, teens, office space, or a home gym. Inside, the home is mostly original but well maintained, giving you the opportunity to move in now and update over time to match your style, instead of paying a premium for someone else's renovations and design choices. This is your chance to get into one of Calgary's most loved lake communities and call it home.