

**165 Chaparral Common SE
Calgary, Alberta**

MLS # A2281823



\$720,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	na		

Tucked away on a quiet street in the heart of Chaparral, just a short walk to the lake, this beautifully maintained and fully finished home is the perfect place for your family to grow and make memories. Set on an oversized pie-shaped lot with paved lane access, the home has been freshly painted, and nicely updated, allowing you to move in with confidence and ease. With over 2,700 sq. ft. of developed living space, the bright and inviting floor plan is filled with natural light thanks to an abundance of extra windows. The kitchen is a true family hub, showcasing rich dark granite countertops, crisp white cabinetry, and sleek stainless steel appliances—both stylish and practical for everyday life. A main-floor office or den provides a quiet space for work or homework, while the spacious bonus room with vaulted ceilings and built-in speakers is ideal for movie nights or playtime. Downstairs, the family room is designed for fun, featuring a media room complete with an entertainment unit, hidden projection screen, and surround sound—sure to be a favorite gathering spot for kids and adults alike. With four bedrooms and four bathrooms, there's plenty of room for family, guests, and everything in between. Step outside to enjoy the large backyard, thoughtfully designed with a two-tiered deck (half covered), mature trees, privacy screening, and newly updated maintenance-free fencing—perfect for outdoor entertaining, relaxing evenings, and kids at play. Additional highlights include a nicely maintained extra-wide driveway with added concrete on both sides and a fantastic interior community location close to the lake, elementary school, and playground. With quick access to Macleod Trail, Stoney Trail, and nearby amenities, this is a wonderful opportunity to enjoy the lake life in one of Calgary's most sought-after communities. This is a place your family

will be proud to call home.