

18336 Chaparral Street SE  
Calgary, Alberta

MLS # A2287886



## \$640,000

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Outdoor Greenhouse, Deep Freeze In Utility Room

Welcome to this beautifully refreshed bungalow tucked away on a quiet no-through road, offering both privacy and a true sense of community. Perfectly positioned with the lake and Community Centre at the street entrance, this home combines peaceful living with exceptional amenities just steps away. From the moment you step into the inviting foyer, you'll appreciate the warmth and thoughtful updates throughout. Freshly painted in timeless neutral tones, featuring brand-new carpet and updated lighting, the home feels bright, modern, and move-in ready. The kitchen is designed with both everyday living and entertaining in mind. Abundant counter space, generous cabinetry, and a convenient corner pantry provide excellent storage and functionality. Granite countertops, a gas stove, and a vaulted ceiling with an overhead skylight create a light-filled, welcoming space where family and friends will naturally gather. The open-concept layout flows seamlessly into the dining area and main living room, making hosting effortless. Step outside to your private composite deck, complete with a built-in gas line for your BBQ — perfect for relaxed summer evenings and easy outdoor dining. The spacious primary bedroom serves as a comfortable retreat, easily accommodating a full suite of furnishings. A walk-in closet and private four-piece ensuite add to the comfort and convenience. Main floor laundry, ideally located beside the attached garage entrance, enhances the practicality of single-level living — an ideal feature for mature homeowners seeking long-term comfort. The fully developed lower level expands your living space beautifully, offering two generously sized bedrooms — ideal for visiting family or older children — a full three-piece bathroom, a dedicated hobby or flex room, and an expansive recreation area ready for movie

nights, fitness equipment, or a games space. Living in Chaparral means enjoying exclusive access to a private four-season lake, scenic walking paths, and a vibrant community atmosphere. You'll appreciate the convenient access to major roadways, nearby schools, shopping, and the South Health Campus — everything you need within easy reach. This is more than a home — it's a lifestyle of comfort, connection, and convenience. Book your private showing today and discover all that Chaparral living has to offer.