

## 15 Chaparral Link SE Calgary, Alberta

MLS # A2247969



**\$839,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral                          |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 2,359 sq.ft.                       | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached             |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                          |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level, Rectangular Lot |               |                   |

|                    |                                                                         |                   |     |
|--------------------|-------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, 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>   | Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Pantry |                   |     |

**Inclusions:** TV & speakers in workout room, Dart board & sound bar in family room, Gazebo, Hot Tub, Firepit, Raised Garden, 2 Sheds, garage heater, garage work bench.

Welcome to one of the largest 2-storey homes located on a quiet street in the desirable community of Lake Chaparral. This home is located in close proximity to the entrance/exit of the Community making for an easy commute to and from work. The majority of the home has been updated in the past few years. Those updates include: 2025 furnace, water tank, flooring, & baseboards. newer roof, attic insulation, windows, & siding. The kitchen was updated with new cabinets to the ceiling, granite counter tops and some appliances. The main floor consists of a front living room, formal dining room, half bath, laundry, an office, an updated kitchen with large island, and an open concept connecting living room with a gas fireplace. Access to the yard which has a hot tub, upper lower deck, lower level firepit, covered gazebo, 2 sheds, BBQ area and additional sitting area. The upper level has 4 bedrooms with 2 full baths. The primary bedroom is larger and faces south. It has its own walk in closet along with a 4 piece bathroom with jacuzzi tub and seperate shower. The lower level is fully developed with a large workout area and additional storage. The basement development boasts a large rec room wired for surround sound speakers, 3 sided fireplace, wet bar, dart board and games room area. The garage is oversized including work bench and heated. Home is located close to the community lake entrance, both catholic/public elementary schools and the neighborhood plaza.