



## 132 Chaparral Villas SE Calgary, Alberta

MLS # A2253306



\$635,000

| Division: | Chaparral                       |        |                   |  |  |
|-----------|---------------------------------|--------|-------------------|--|--|
| Туре:     | Residential/Duplex              |        |                   |  |  |
| Style:    | Attached-Side by Side, Bungalow |        |                   |  |  |
| Size:     | 1,409 sq.ft.                    | Age:   | 1999 (26 yrs old) |  |  |
| Beds:     | 3                               | Baths: | 2 full / 1 half   |  |  |
| Garage:   | Double Garage Attached          |        |                   |  |  |
| Lot Size: | 0.10 Acre                       |        |                   |  |  |
| Lot Feat: | Back Yard                       |        |                   |  |  |
|           |                                 |        |                   |  |  |

| Heating:    | Forced Air, Natural Gas   | Water:     | -   |
|-------------|---|------------|-----|
| Floors:     | Carpet, Laminate, Tile  | Sewer:     | -   |
| Roof:       | Asphalt Shingle   | Condo Fee: | -   |
| Basement:   | Finished, Full  | LLD:       | -   |
| Exterior:   | Vinyl Siding  | Zoning:    | R-G |
| Foundation: | Poured Concrete   | Utilities: | -   |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In |            |     |

Inclusions: Treadmill in basement if buyer wants, TV Main Floor, \$500 Ikea Gift Card in lieu of closet in 2nd main floor bedroom.

Discover the ideal place to truly enjoy your lifestyle in comfort, style, and a vibrant lake community with no monthly condo fees. Thoughtfully designed for easy main-floor living, this home welcomes you with a bright, open kitchen featuring a central island and corner pantry, a cozy living room with a gas fireplace, and a spacious dining area perfect for family gatherings or dinner with friends. Your private primary suite offers a generous walk-in closet and ensuite for a peaceful retreat. A second main-floor bedroom (or flexible office/den), a 2-piece powder room, and convenient main-floor laundry complete the level. Downstairs, the fully finished basement expands your living space with an additional bedroom, a large living room, a rec/hobby area, and a full bathroom—perfect for guests, hobbies, or even a home theatre. There's also an oversized storage room with the potential to add another bedroom. Step out to your back deck and great-sized yard for summer barbecues, gardening, or simply relaxing outdoors. As a resident of Chaparral, you'll enjoy year-round access to the private lake with swimming, boating, skating, fishing, tennis, and pickleball—an annual fee unlocks these resort-style amenities for every season. Move in, settle down, and start living the lifestyle you've been dreaming of! Photos have been virtually staged.