

## 42 Chaparral Grove SE Calgary, Alberta

**MLS # A2253945**



# \$749,000

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<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>	Breakfast Bar, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your next family home in the popular lake community of Chaparral! Perfectly situated on a quiet street, this 2 storey home with a front-attached double garage offers a total of 5 bedrooms, 3.5 bathrooms and over 3000 square feet of living space. Step inside and be greeted by a grand open-to-above staircase and freshly painted interior, creating a bright and inviting atmosphere. The main level is designed with arched entryways, a formal dining room for special gatherings, and a private home office ideal for working from home. The living room is finished with a cozy gas fireplace, flows seamlessly into the kitchen and breakfast nook. Here, you'll enjoy classic maple cabinetry, a central island, walk-in pantry, and plenty of windows overlooking the private backyard. A convenient main floor laundry and half bathroom complete this level. Upstairs, you'll find 3 spacious bedrooms, including a primary suite that easily accommodates a king-sized bed and features a walk-in closet, soaker tub, and separate shower. The fully developed basement extends your living space with a large rec room, 2 additional bedrooms, and a beautifully updated bathroom with a walk-in shower—perfect for teenagers, guests, or extended family. Outside, the backyard is a true oasis with multi-level spaces to enjoy. Mature trees provide shade and privacy, while the deck with pergola and lower patio create ideal spots for summer gatherings or quiet evenings outdoors. All of this, just blocks from year-round lake activities—swimming, skating, fishing, and more—plus the convenience of an established community with schools, parks, and amenities nearby. Don't miss your chance to own a beautiful home in one of Calgary's most desirable lake neighborhoods.