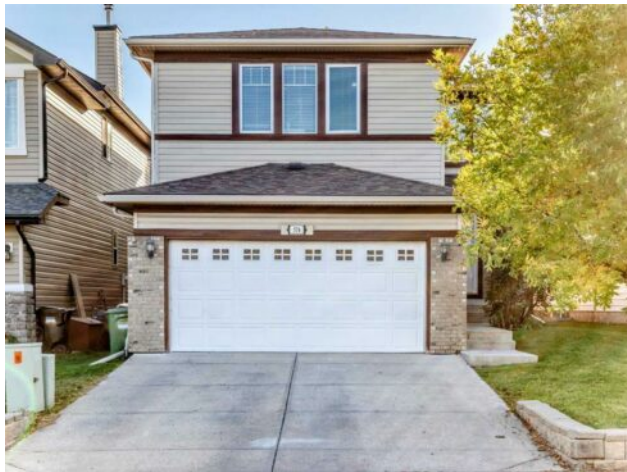


## 574 Chaparral Drive SE Calgary, Alberta

**MLS # A2259732**



**\$745,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Chaparral   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,177 sq.ft.  | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street                              |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Dog Run Fenced In, Front Yard, Lawn, Rectangular Lot |               |                   |

|                    |                                    |                   |     |
|--------------------|------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, No Smoking Home |                   |     |

**Inclusions:** N/A

Welcome to 574 Chaparral Drive SE, a beautifully maintained and spacious five-bedroom, three and a half bathroom detached home located in the heart of the highly desirable lake community of Chaparral. This property offers the perfect blend of functionality, comfort, and family-friendly living, with access to Lake Chaparral included. Whether you're enjoying summer days on the beach or the winter skating and fishing, lake access offers year-round enjoyment just minutes from your door. Inside, the home features a well-appointed kitchen stainless steel appliances, a stylish tile backsplash, and a large island that's ideal for both everyday meals and entertaining guests. The open-concept main floor boasts rich neutral tones that create a warm, inviting atmosphere throughout. Upstairs you will find 4 bedrooms and a functional flex space for a small office or playroom. The massive primary bedroom is complimented by a walk in closet and large 4 piece ensuite bathroom. Downstairs, you'll find that this home offers generous living space, including a fully finished basement with a large recreation area, an additional bedroom, a den, and a full bathroom—perfect for guests or a growing family. The double attached garage provides ample space for parking and storage, while the private backyard offers green space for outdoor activities and a dog run for your pets. Located within walking distance to Chaparral School, this home is ideal for families seeking convenience and community. Nearby parks, pathways, shopping, and easy access to major roadways round out the appeal of this exceptional home. Don't miss your opportunity to live in one of Calgary's premier lake communities. 574 Chaparral Drive SE is ready to welcome you home.