

**87 Chaparral Grove SE**  
**Calgary, Alberta**

**MLS # A2293944**



**\$849,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Chaparral                                       |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,127 sq.ft.                                    | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                          |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped, No Back Lane |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |

**Inclusions:** Receiver attached to Built-In Speakers

Open House: Sat, Mar 28, 1-3 pm | SPACE, STYLE + SUMMERS BY THE LAKE! | Welcome to 87 Chaparral Grove SE, the perfect blend of modern style and relaxed lake living. Built in 2005 by 'Homes by Avi', this beautifully maintained family home showcases elevated estate home details such as 9 foot ceilings, a vaulted foyer and bonus room, built-in sound, oversized windows and an impressively large front door; all features that make this home feel uncommonly spacious and bright. The new and stunning 'Modern Farmhouse' Exterior also further sets it apart while creating a stylish tone for any future interior renovations. (Full exterior renovation was completed in 2023, including roof shingles, wide plank composite siding, a large maintenance-free deck, concrete skirt, parging and new garage door and opener) The bright, open plan great room is the happy heart of the home &mdash; a spacious kitchen with a large island and corner pantry that makes meal prep and family gatherings easy, flowing right into the sunlit dining and living areas. Easy living for both the everyday or entertaining. The main-level flex room works perfectly as a home office, music room, or quiet den. Upstairs are three generous bedrooms including a welcoming primary retreat (with sunny ensuite and walk-in closet) in addition to the vaulted bonus room that is tailor-made for family movie nights or kids's activities. Set the mood with the built-in sound throughout all levels and even on the deck, a perfect addition to your summer fun! The fully finished basement is bright and spacious, with extra-large windows, a second gas fireplace, a fourth bedroom, third full bathroom, bar and a generous recreation area that is large enough for a pool table. Set on one of the largest lots in the community, this massive corner lot with maintenance-free deck, stamped concrete patio, underground sprinklers

and southwest exposure is a true highlight, offering all-day sunshine and incredible outdoor potential. The double attached garage is complimented by an extra-long driveway, providing off-street parking for up to six vehicles or perhaps an RV&mdash;an exceptionally rare feature. This location is quiet yet walkable to all amenities, K-6 Schools and of course, Lake Chaparral&mdash; an absolute "game changer" for your summer months with the kids! All of this comes together in a home that offers not just space and style, but a lifestyle&mdash;where lake living, modern comfort, and room to grow meet in perfect harmony. This special home will not last long, so book your private viewing today!