

71 Chaparral Grove SE
Calgary, Alberta

MLS # A2304658



\$825,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed, Nest Thermostat, Doorcam and 3 Nest Protects, Umbrella on deck

Welcome to this beautifully maintained and renovated 5 bedroom family home, offering over 3,000 sq ft of developed living space in the highly sought-after lake community of Chaparral. This air-conditioned home has been extensively renovated over the years so all you have to do is move in! Ideally situated on a quiet, family-friendly cul-de-sac, this home offers a rare combination of privacy and convenience, and is just a few minutes walk to the local elementary school, less than 10 minute walk to the lake and a green space across the street. Step inside to the thoughtfully designed main level with 9' ceilings and engineered hardwood flooring, filled with abundant natural light, it's the perfect layout for everyday living and entertaining. The renovated kitchen is a true highlight, showcasing quartz countertops, a gas stove, stainless steel appliances, a large island, pantry, and an oversized eating nook overlooking the backyard. A versatile main floor den with double french doors, offers flexibility as a home office or kids play area. Step outside to the sunny, south-facing backyard with updated composite deck, beautiful and mature landscaping and low maintenance artificial grass, creating the perfect setting for relaxing or hosting. Upstairs, the spacious bonus room with vaulted ceilings and built-in cabinetry provides a comfortable gathering space for the whole family. The primary suite is a true retreat, featuring a beautifully renovated ensuite (2022) with a skylight, spa-inspired finishes, freestanding soaker tub, and a walk-in closet. Two additional generously sized bedrooms, both with soft carpet and ample closet space, share a well-appointed full bathroom (also renovated in 2022), making this level ideal for growing families. The renovated fully finished basement expands your living space with two additional bedrooms, another renovated bathroom,

and a generous recreation room centered around a cozy gas fireplace, perfect for guests, teens, or extended family. Additional highlights include a double attached insulated & drywalled garage with EV wiring, newer shingles (2019), fascia, eaves, and downspouts (2022), and updated flooring throughout. Living in Chaparral means enjoying a vibrant, year-round lifestyle centered around Chaparral Lake, where activities like swimming, skating, kayaking, and community events await. You're also close to Fish Creek Provincial Park with its extensive pathway system, as well as nearby shopping, off-leash parks, and convenient access to Stoney Trail. This is a fantastic opportunity to own a well-cared-for home in one of Calgary's most desirable family-oriented communities.