

236 Chaparral Drive SE
Calgary, Alberta

MLS # A2335721



\$849,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Other	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Stone Counters, Walk-In Closet(s)

Inclusions: N/A

RARE OPPORTUNITY directly across the street from Lake Chaparral's main lake entrance! Set on a large, mature corner lot, this former Jayman showhome offers 6 bedrooms, a fully developed basement and a distinctive layout with executive finishes throughout. The main floor makes an immediate impression with soaring open-to-above ceilings, refinished hardwood, crown moulding and architectural details that give the home a character of its own. The well-appointed kitchen features granite countertops, a large island, built-in oven, warming drawer, gas cooktop, stainless steel appliances, skylights, extensive cabinetry and dedicated wine and bar storage. A formal dining room near the front entrance provides an elegant entertaining space or a large home office, while the living room is anchored by a gas fireplace and overlooks the backyard. Upstairs, the primary suite is a true retreat with an electric fireplace and an updated ensuite featuring dual vanities, a large soaker tub, separate shower and private water closet. Two additional bedrooms share a full bathroom with distinctive pebble flooring, continuing the home's unique design throughout. The fully finished basement adds three more bedrooms with egress windows, a full bathroom and TV/rec area, bringing the home to six bedrooms in total. Outside, the mature corner lot provides a large, treed backyard, updated deck and wiring for a future hot tub. The oversized double attached garage is fully finished with an epoxy floor, textured and painted interior and ceiling fans. Central A/C adds year-round comfort. Notable improvements include new siding, front entry door, and garage door (2023), deck, dining room window and sliding patio door (2025), along with refinished hardwood in 2022. The cedar shake roof has been regularly maintained. Lake Chaparral's private lake and park are directly across

the street, with beaches, swimming, boating, fishing, playgrounds, courts and year-round recreation available to residents. From the dramatic interior layout and custom details to the mature lot and exceptional position across from the lake, this former showhome offers something genuinely different within the community.