587-899-3773
justin@realtyaces.ca

670 Chaparral Drive SE
Calgary, Alberta

MLS # A2353257

$588,888

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, No Back Lane		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Hot Tub, Solar Pannels and System

Enjoy lake privileges and the lifestyle that comes with them in this spacious 5-bedroom home offering over 2,000 sq. ft. of living space! The backyard is designed for entertaining, featuring a hot tub, patio furniture and a fire pit, creating an inviting outdoor space to relax and gather with family and friends. A welcoming front porch leads into a soaring entryway, introducing an open-concept main floor filled with character and natural light. Hardwood flooring, designer lighting, stone accent walls and an exposed wood beam add distinctive touches throughout. The kitchen features stainless steel appliances, a pantry and a peninsula with casual breakfast bar seating, while the adjoining dining area is surrounded by oversized windows and offers direct access to the backyard deck. A gas fireplace creates a cozy focal point in the living room, and a convenient powder room completes the main level. The primary bedroom on the upper level offers a custom walk-in closet and a beautifully updated ensuite showcasing an impressive oversized walk-in shower with dual rainfall showerheads, handheld shower wands, striking tile, a built-in bench and a glass enclosure, creating a luxurious spa-inspired retreat. A spacious upper-level 4th bedroom/bonus room offers the perfect setting for family movie nights, a kids’ hangout or a cozy place to unwind, while 2 additional bedrooms and a bathroom are partially finished, presenting an opportunity to complete these spaces to suit your personal style. Additional value comes with SOLAR PANELS and a SOLAR SYSTEM offering the potential for substantial monthly utility savings, along with an ON-DEMAND HOT WATER TANK. The basement is partially finished and includes a media room, providing a great space for additional enjoyment. A 5th bedroom and flexible space offer further possibilities downstairs. Outdoors, the expansive

pergola-covered deck, included hot tub, mature landscaping and fully fenced yard provide plenty of potential for creating a beautiful private retreat. Lake Chaparral residents can take advantage of year-round recreation, including swimming, boating, fishing and skating, with nearby parks, pathways, schools and shopping adding everyday convenience. A fantastic opportunity to enjoy lake privileges, a spacious 5-bedroom home, outdoor entertaining and energy-saving features while adding your own finishing touches and personal style!

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