

# \$750,000 - 137 Chaparral Road Se, Calgary

MLS® #A2229671

**\$750,000**

5 Bedroom, 4.00 Bathroom, 1,756 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Nestled in Chaparral, one of Calgary's™ best lake communities, awaits your beautifully renovated 1756 square foot home. Offering year-round LAKE ACCESS, Chaparral is the perfect family community, with great schools and endless nature trails to explore in Fish Creek Park. Meticulously kept and fully developed, this 5 BEDROOM, 3.5 BATH property is a must-see. You'll immediately fall in love with the charming wrap-around porch and 10/10 curb appeal. Upon entering, a spacious foyer with soaring ceilings leads to the formal dining room - tastefully updated with wainscoting and sconces. You'll feel a sense of home as you enter the FULLY RENOVATED KITCHEN and living room space - filled with light from the South facing windows. The custom kitchen includes full height cabinetry, stainless steel appliances, and quartz countertops. Yes, there is a pantry! The beautiful light blue cupboards give the space a calming coastal vibe - perfect for a lake house! Gather with your guests at the extra long island or by the new gas fireplace - the perfect layout for entertaining. Completing the main floor is a large laundry room and an office for your work from home needs! Upstairs, you'll find 3 large bedrooms and two tastefully updated bathrooms - great for any family. The owner's retreat comes complete with a soaker tub and large walk-in closet. Heading downstairs, you'll immediately see that this is not your average basement - re-done in 2024. So many fun times are



waiting to be had in this incredible rec room featuring a pool table, custom lighting, and a candy bar. Additionally, the basement space has two large bedrooms and new bathroom. To top it off, this property has a large SOUTH FACING BACKYARD, with lots of privacy as there is only one neighbour to the side. There is a large patio area and a fire pit - a great area to entertain and BBQ. Have an all-terrain vehicle? There is even a fenced area off of the alley for extra parking. Completing the property is the OVERSIZED DETACHED DOUBLE GARAGE, FULLY INSULATED AND HEATED - ready for all of your projects! SPECIAL FEATURES: Walk to Tim Horton's, Circle K, Sushi, Pizza 73, childcare, and medical offices. Walk to St. Sebastian Elementary School. Lake Chaparral amenities include beach access, racquet sports, playgrounds, skating, boating - and so much more. RENOVATIONS: New garage roof in 2023. A/C in 2024. Main and upper floor renovation in 2021. Basement renovation in 2024. This owner occupied home is ready for a new family - move right in! Truly a gem in this quiet and friendly neighbourhood. Call your Realtor for a private showing and to check out the lake!

Built in 1995

**Essential Information**

MLS® #	A2229671
Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,756
Acres	0.11
Year Built	1995

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	137 Chaparral Road Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3J8

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Community Gardens, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Workshop in Garage
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	384
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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