

## 15 Chaparral Crescent SE Calgary, Alberta

**MLS # A2259096**



# \$769,900

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | 2 Storey                                                                     |               |                   |
| <b>Size:</b>     | 1,760 sq.ft.                                                                 | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Private            |               |                   |

|                    |                                                                                                                                                                                                         |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                                                                                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame                                                                                                                                                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Side yard shed (attached), Built in shelving in garage, Hot Tub (working, as-is),                                                                                                                       |                   |     |

**\*\* Open House - Saturday Sept 28, 12-2pm\*\*** One garage is for amateurs. This house has TWO! (Not a typo!) This home doesn't just have a garage, it has TWO oversized, in-floor heated doubles (yes, you read that right). Over 2450 sq ft developed and loaded with NEW everything: hardy board siding, windows, roof, lighting, appliances, updated baths, paint, and floors. A/C? Check. Heated basement floors? Check. Bonus room AND upstairs laundry? Yup. West-facing yard with composite deck and hot tub? Obviously. Then there's the location: Lake Chaparral. Not just another community, a year-round lifestyle. Two schools within walking distance, Fish Creek Park and golf nearby, shopping close at hand, and transit half a block away. This isn't just a house. It's a flex. And it's ready for you. Let's go see it!