

254 Chaparral Court SE
Calgary, Alberta

MLS # A2228113



\$814,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub		

Inclusions: U/G sprinklers, garage door opener and remote, all window coverings, Murphy bed in main floor office, built in cabinets and desk in office, hot tub

At the end of a quiet cul-de-sac and just a 3-minute walk to the lake, this well-kept 5-bedroom + office 2-storey sits on a west-facing pie lot with a large private yard, vaulted ceilings, skylights, A/C, a new roof (2022), new hot water tank (2023), and a fully finished basement. The main floor features updated vinyl flooring throughout, a bright kitchen with granite countertops and stainless appliances, and a living room with a gas fireplace and plenty of natural light. The office comes complete with built-in cabinetry and desk, and a Murphy bed for guests. Upstairs offers 3 good-sized bedrooms, including the master bedroom with a jetted tub and full ensuite. The basement adds 2 more bedrooms, a media room, games area, another gas fireplace, and a 4-piece bathroom. Outside, enjoy composite decking front and back, underground sprinklers, interlocking brick walkways, and a large, private yard lined with mature trees. All of this nestled at the end of a quiet cul-de-sac. This really is the complete package.