

**132 Chaparral Villas SE
Calgary, Alberta****MLS # A2253306****\$649,900**

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,409 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Treadmill in basement if buyer wants, TV Main Floor, \$500 Ikea Gift Card in lieu of closet in 2nd main floor bedroom.

OPEN HOUSE — Sunday, Sept 7 from 1–3 PMDiscover the ideal place to truly enjoy your lifestyle in comfort, style, and a vibrant lake community with no monthly condo fees. Thoughtfully designed for easy main-floor living, this home welcomes you with a bright, open kitchen featuring a central island and corner pantry, a cozy living room with a gas fireplace, and a spacious dining area perfect for family gatherings or dinner with friends. Your private primary suite offers a generous walk-in closet and ensuite for a peaceful retreat. A second main-floor bedroom (or flexible office/den), a 2-piece powder room, and convenient main-floor laundry complete the level. Downstairs, the fully finished basement expands your living space with an additional bedroom, a large living room, a rec/hobby area, and a full bathroom—perfect for guests, hobbies, or even a home theatre. There’s also an oversized storage room with the potential to add another bedroom. Step out to your back deck and great-sized yard for summer barbecues, gardening, or simply relaxing outdoors. As a resident of Chaparral, you’ll enjoy year-round access to the private lake with swimming, boating, skating, fishing, tennis, and pickleball—an annual fee unlocks these resort-style amenities for every season. Move in, settle down, and start living the lifestyle you’ve been dreaming of! Photos have been virtually staged.