

**18381 Chaparral Street SE
Calgary, Alberta****MLS # A2254412****\$680,000**

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Rear deck pergola with extra canopy, trampoline, 2 rain barrels, tire rack in garage, 2 remotes for primary bedroom ceiling fan.

4 + 1 bedrooms, a long list of high-quality upgrades and less than 250 meters from Chaparral Lake – this home is a RARE find. For long-term peace of mind, this home features hail-resistant Hardie Board siding and a Class 4 hail-resistant roof, along with completely new plumbing lines (all Poly-B removed). The open main floor offers large west-facing windows and a brand-new vinyl plank floor. You’ll also love the storage – especially the HUGE PANTRY. Fresh paint across all three levels makes this home move-in ready. Upstairs you’ll find four spacious bedrooms and a convenient laundry room, including a stunning primary retreat with vaulted ceilings. At the heart of the home, the generous kitchen with abundant counter space and an inviting eat-in area flows directly to the rear deck and backyard – perfect for everyday living, entertaining, and summer barbecues. The fully finished basement adds a spacious fifth bedroom and a versatile living area – ideal for a media room, play space, or guest suite. Newer equipment, including a water heater and air conditioning installed within the past five years, enhances comfort and value. Outside, Gemstone soffit lighting creates evening ambiance, while the large backyard is perfect for children, pets, or gardening enthusiasts. A double length shed provides ample storage, and rear alley access allows for convenient RV parking (as permitted by bylaws) and the potential to add a second garage or shop with municipal approval. And as the perfect finishing touch, this home is just a short walk – only half a block – from the entrance to Chaparral Lake. Residents of Lake Chaparral enjoy access to a private, man-made lake offering year-round recreation including swimming, boating, fishing, and ice skating. The community also features playgrounds, volleyball, tennis, and pickleball courts,

barbecue pits, and community gardens, all just steps from your door. Schools are conveniently located nearby, making it easy for families. This unmatched lifestyle makes Chaparral one of Calgary's most sought-after lake communities.