



## 18380 Chaparral Street SE Calgary, Alberta

MLS # A2256692



\$699,900

Division:	Chaparral				
Type:	Residential/House				
Style:	2 Storey				
Size:	1,878 sq.ft.	Age:	1998 (27 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Additional Parking, Alley Access, Double Garage Detached, Parking Pad				
Lot Size:	0.10 Acre				
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn				

Floors:Carpet, Tile, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Vinyl Siding, Wood FrameZoning:R-GFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: R-G	Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Exterior: Vinyl Siding, Wood Frame Zoning: R-G	Roof:	Asphalt Shingle	Condo Fee:	-
The state of the s	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
	Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)

Inclusions: shed in rear yard

Welcome to Lake Chaparral! Just steps from the lake entrance, this immaculate and fully finished 2-storey offers over 2,700 sq. ft. of developed space, an oversized garage, and enough room (and fun features) to keep the whole family happy. Inside, the dramatic 20-ft foyer ceiling sets the stage, and the main floor delivers with 9-ft ceilings, a bright den (hello, home office or homework zone), and a spacious family room with cozy gas fireplace for Netflix nights. The renovated kitchen is where meals and memories come together—showcasing an oversized pantry (for all those teen snack runs), upgraded stainless appliances, a seated breakfast bar, and a sunny nook overlooking the backyard action. Upstairs you'll find a handy reading loft plus 3 great-sized bedrooms. The primary suite is a retreat all on its own with a brand new spa-worthy ensuite featuring dual sinks, a private water closet, and a massive multi-head glass shower that may just make you late for school drop-off. The finished basement is basically a teen paradise: huge family/games area, newer flooring, a custom bar for entertaining (you get the bar, they get the rec room), and even a wine cellar to keep your "grape juice" collection organized. Out back, the yard is built for gatherings; a nice large deck right off the kitchen, patio hangout zone, and plenty of space for your Traeger, cornhole boards, or just relaxing with friends. The 23x23 oversized garage with alley access fits the big toys, and there's even room to tuck away a small trailer or bikes beside it. All this plus central air & recent updates and just half a block from the lake entrance—perfect for swimming, skating, or paddleboarding—and close to schools, parks, and major routes. Flexible possession available.