

15 Chaparral Crescent SE Calgary, Alberta

MLS # A2259096

\$769,900

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

Heating: In Floor, Forced Air**Floors:** Vinyl Plank**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Cement Fiber Board, Concrete, Wood Frame**Foundation:** Poured Concrete**Features:** 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)**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-G**Utilities:** -**Inclusions:** Side yard shed (attached), Built in shelving in garage, Hot Tub (working, as-is),

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!