

**75 Chaparral Point SE  
Calgary, Alberta**
**MLS # A2212823**


# \$525,000

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot, Treed, Undergr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

Nestled in the cozy community of Lake Chaparral in SE Calgary, this hidden gem can quickly become YOUR new address! It won't last long! Chaparral Pointe Villas are a quiet cul-de-sac condo "adult community within a community" with access to all the amenities and so much more - just minutes away. Easy access to both Stoney Trail and Macleod Trail with tons of shopping in the area. Boasting 1114 sq. ft. on the main floor plus an additional 948 sq. ft. in a professionally finished basement PLUS an attached 2 car 16 11 x19 10 garage, have we got your attention yet? Completely finished on both levels, this well laid-out floorplan is sure to be a HOME RUN SCORE! 1st Base - the upper floor includes a roomy living/dining area with a center gas fireplace, open kitchen area with a unique floater 3-drawer base cabinet and a phone/recipe-brainstorming desk. Patio access to a west deck and private yard area makes BBQ's so easy. The east view has a cozy den/office/craft/TV room with beautiful sunrise views of the neighborhood and morning sunshine. A 3-piece guest bath on the main floor is an extra bonus for your visitors. Main floor laundry with lots of extra storage included. The large master suite has a west-facing window under a canopy of colorful flowering trees. The master suite includes an attached 4 piece bath with a pocket door strategically located through the dual closets walk-thru. Peaceful relaxation at it's finest! 2nd Base - the lower level has a large guest bedroom/office area/craft room with a big, bright west-facing window and huge full wall closet. A family/games room area with a second corner gas fireplace and a big south-facing window with lots of options for configurations plus 2 storage closets. Beyond that is the 3rd bright and spacious 3 piece guest bath. This basement also includes a

well-laid-out utility room with lots of extra shelving and Central- Vac plus a separate cold storage room with oodles of shelving to store your off-season items or home-made goodies. 3rd Base is the attached DOUBLE car garage with a built-in expandable work bench, 2 walls of peg boards, new utility sink, lots of lighting options and, yup, more upper all-around storage shelves. All freshly refinished to like-new condition, this garage is sure to please any driver. To keep you busy throughout every season, Lake Chaparral has a vibrant community hall with lake activities, walking groups and programs year-round including the beach, swimming & fishing to ice skating plus beautiful walking trails in and out of the park areas. Built in 1998, this home has been well-cared for and with no smoking nor pets. A well-managed condo association maintains all outside aspects so no more shoveling or yard work!! Yippee! So just sit back and enjoy this HOME RUN you could be about to score!