



# 76 Chaparral Cove Calgary Alberta

\$1,650,000

**\*\*MOVE IN NOW\*\*** Discover Estate Lake living with all the best at your doorstep! Jayman BUILT Chaparral Lake walk-out bungalow and this home is available for a QUICK possession. Move in, ready for this summer! Enjoy the quality finishing and prized wealth that abounds in this home. Situated on a quiet private cul de sac with an east-facing rear yard, all on a 0.22-acre homesite. PREMIER LAKE LOCATION - VIEWS and RESORT LIFESTYLE LIVING. It is a family-approved location with a backyard to relax and unwind. From the well-manicured landscaping to the underground sprinklers, plus a wonderful water feature and your private lakefront dock, you can swim from your property. Just Move in! The current owners have lovingly maintained this fully finished WALK-OUT bungalow with an extensive list of luxury upgrades. This bright open design features 1950 sf on the main floor with high 11' ceilings, travertine flooring, a family room with a three-sided stone-faced see-through gas fireplace, and all overlooking the kitchen and front dining room. Main floor living also includes an office /flex room, open foyer, breakfast nook, large primary bedroom suite, kitchen, full bath, mud room & laundry area. A CHEF's dream kitchen with tall custom cabinetry and doors, modern granite counters, stainless steel appliances, a dramatic central island with an undermount sink, and a large corner pantry complete this amazing space. The Master retreat features more views, a private door to the upper deck, a walk-in closet with organizers & a large modern spa-like owner's suite featuring granite top vanities, a corner soaker tub, and a separate tiled shower with 10-mil glass. The W/O basement is finished with 1674 SF developed with more room for entertaining, with large windows (2 bedrooms/open 35'x15' family room with another entertainment wall and gas fireplace, wet bar, full 4 piece bath, storage ar...

Family room 17.50 Ft x 15.58 Ft

Bedroom 18.17 Ft x 14.92 Ft

Bedroom 11.67 Ft x 11.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Furnace 9.00 Ft x 7.17 Ft

Recreational, Games room 18.25 Ft x 15.33 Ft

Kitchen 14.25 Ft x 13.42 Ft

Dining room 16.67 Ft x 11.00 Ft

Primary Bedroom 16.00 Ft x 12.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Foyer 11.00 Ft x 6.33 Ft

Den 12.00 Ft x 10.08 Ft

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Listing Presented By:



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See

Mirror

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Other 10.75 Ft x 9.00 Ft

Storage 15.08 Ft x 9.50 Ft

Living room 18.00 Ft x 15.00 Ft

Laundry room 9.92 Ft x 6.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Breakfast 17.50 Ft x 15.00 Ft