



# 137 Chaparral Road Calgary Alberta

\$739,900

\*OPEN HOUSE JUN 28 1-3\* Nestled in Chaparral, one of Calgary's best lake communities, awaits your beautifully renovated 1756 square foot home. Offering year-round LAKE ACCESS, Chaparral is the perfect family community, with great schools and endless nature trails to explore in Fish Creek Park. Meticulously kept and fully developed, this 5 BEDROOM, 3.5 BATH property is a must-see. You'll immediately fall in love with the charming wrap-around porch and 10/10 curb appeal. Upon entering, a spacious foyer with soaring ceilings leads to the formal dining room - tastefully updated with wainscoting and sconces. You'll feel a sense of home as you enter the FULLY RENOVATED KITCHEN and living room space - filled with light from the South facing windows. The custom kitchen includes full height cabinetry, stainless steel appliances, and quartz countertops. Yes, there is a pantry! The beautiful light blue cupboards give the space a calming coastal vibe - perfect for a lake house! Gather with your guests at the extra long island or by the new gas fireplace - the perfect layout for entertaining. Completing the main floor is a large laundry room and an office for your work from home needs! Upstairs, you'll find 3 large bedrooms and two tastefully updated bathrooms - great for any family. The owner's retreat comes complete with a soaker tub and large walk-in closet. Heading downstairs, you'll immediately see that this is not your average basement - re-done in 2024. So many fun times are waiting to be had in this incredible rec room featuring a pool table, custom lighting, and a candy bar. Additionally, the basement space has two large bedrooms and new bathroom. To top it off, this property has a large SOUTH FACING BACKYARD, with lots of privacy as there is only one neighbour to the side. There is a large patio area and a fire pit - a great area to entertain and BBQ. Have an all-t...

Furnace 10.50 Ft x 5.25 Ft

Recreational, Games room 28.83 Ft x 12.33 Ft

Bedroom 13.33 Ft x 9.17 Ft

3pc Bathroom 7.33 Ft x 5.42 Ft

Kitchen 16.00 Ft x 13.00 Ft

Dining room 11.58 Ft x 10.92 Ft

Foyer 7.00 Ft x 7.00 Ft

2pc Bathroom 6.00 Ft x 5.00 Ft

Primary Bedroom 13.67 Ft x 11.58 Ft

Bedroom 10.58 Ft x 9.00 Ft

Bedroom 10.75 Ft x 10.33 Ft

Bedroom 11.00 Ft x 10.00 Ft

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Listing Presented By:



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Living room 14.00 Ft x 13.00 Ft  
Den 9.92 Ft x 8.17 Ft  
Laundry room 6.83 Ft x 6.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft  
4pc Bathroom 14.67 Ft x 6.00 Ft