



## 184 Chaparral Common Calgary Alberta

\$749,900

Welcome to this stunning 3-bedroom, 3.5-bath home nestled in the heart of the highly sought-after Lake Chaparral community. This home's location is truly unbeatable, offering a perfect blend of tranquility and convenience. **\*\*Backing directly onto a beautiful park and playground area\*\***, it provides an idyllic setting for families, with lush green space right outside your backyard, ideal for outdoor activities, picnics, and playtime with the kids. The serene, picturesque view makes this home feel like a private retreat, yet it's just steps away from all the amenities you need. In addition to the park, this home is **\*\*only a short walk to the community lake\*\***, where you can enjoy year-round activities like swimming, fishing, kayaking, and skating. The proximity to the lake enhances the lifestyle of this home, making it a rare find for those who love outdoor living. Whether it's a morning stroll along the lake or spending the afternoon by the water, the convenience of this location can't be overstated. The home is also **\*\*ideally situated close to highly-rated schools\*\***, making it perfect for families. Your children will benefit from the easy walk or short drive to school, allowing more time for family activities in the evenings. For busy families, having schools nearby simplifies life, and being part of a vibrant, family-friendly neighborhood only adds to the appeal. Inside, the fresh new paint and carpets make the home feel warm and inviting. The open-concept kitchen, bathed in natural light from large windows, features modern cabinetry and appliances, plus a breakfast nook that opens to a composite deck—perfect for enjoying the peaceful backyard views. The bright living room, complete with a cozy gas fireplace, offers a wonderful space for relaxation or entertaining. Upstairs, a massive bonus room with a **\*\*large corner gas fireplace\*\*** provides a perfect family gathering ...

Recreational, Games room 20.17 Ft x 12.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Office 8.58 Ft x 10.83 Ft

Living room 13.08 Ft x 13.00 Ft

Breakfast 10.00 Ft x 10.08 Ft

Kitchen 13.17 Ft x 12.92 Ft

Dining room 12.42 Ft x 11.33 Ft

Bonus Room 18.92 Ft x 13.42 Ft

Primary Bedroom 11.92 Ft x 15.50 Ft

Bedroom 9.92 Ft x 11.25 Ft

Bedroom 9.92 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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2pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft