



## 197 Chaparral Circle Calgary Alberta

\$700,000

\*\*\*Open House Saturday June 28th 2-4pm\*\*\*Welcome to this meticulously cared-for home in the heart of Lake Chaparral, one of Calgary's most beloved lake communities, offering exclusive access to a 32-acre private lake, 21-acre park, pathways, and year-round activities for the whole family. This 3-bedroom, 3.5-bathroom home impresses from the moment you arrive with its beautifully landscaped front yard and welcoming curb appeal. Inside, you'll find a blend of hardwood flooring, cozy carpet, and updated vinyl plank in key areas. The triple-pane windows and Hunter Douglas window coverings provide both energy efficiency and style throughout. Inside, the main level features a bright living room with large windows, offering lovely views of the yard and flowing seamlessly into the open-concept kitchen and dining area. The kitchen boasts a two-tone design, central island, and a massive walk-through pantry that houses the laundry area and connects to a 2-piece powder room--a layout designed for optimal function and flow. Upstairs, you'll find a large family room with vaulted ceilings, a step-down layout, and a cozy gas fireplace with mantle--a perfect family hangout. The upper level also includes three bedrooms: two with carpet and one with vinyl plank flooring. The primary suite is a true retreat, featuring a walk-in closet, spacious 4-piece ensuite, and jetted tub. An additional 4-piece bathroom with updated vinyl plank flooring serves the other bedrooms. Step outside to the private backyard oasis, complete with a Duradeck patio, privacy screens, mature trees, and a gas line for your BBQ--perfect for relaxing or entertaining. The fully finished basement offers a large recreation room, an additional 4-piece bathroom, and plenty of space for hobbies, fitness, or play. Mechanical updates include a high-efficiency furnace, energy efficient heat pump, humidifier, and the complete ...

4pc Bathroom 7.42 Ft x 4.92 Ft

Recreational, Games room 25.92 Ft x 11.67 Ft

Furnace 11.08 Ft x 10.92 Ft

2pc Bathroom 4.42 Ft x 4.92 Ft

Dining room 16.33 Ft x 7.33 Ft

Foyer 9.75 Ft x 7.58 Ft

Pantry 4.67 Ft x 9.83 Ft

4pc Bathroom 5.00 Ft x 8.08 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 9.92 Ft x 10.92 Ft

Bedroom 9.92 Ft x 11.00 Ft

Family room 17.00 Ft x 15.08 Ft

a

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://ezramalo.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Kitchen 14.42 Ft x 11.92 Ft

Primary Bedroom 11.25 Ft x 12.17 Ft

Living room 12.58 Ft x 16.42 Ft