



# 307 Chaparral Place Calgary Alberta

\$795,000

Beautifully landscaped, large lot in one of the best cul-de-sacs in Lake Chaparral...with lake privileges! Extremely well maintained and newly renovated with main floor addition. Kitchen renovated with large granite island with beverage fridge and microwave built in, quartz counters, spacious pantry, wall oven and warming drawer & induction cooktop. Nook is currently used as reading/scotch tasing/coffee area. Bright and spacious bonus room with gas fireplace for cozy lounging. Heated flooring on main, basement, upper main bathroom and ensuite incl. shower floor and bench! Double oversized garage is insulated. The shingles and hot water table were replaced within the last 3 years, and all the front windows as well as the front and back door are new. The beautifully landscaped backyard is an oasis, perfect for relaxing or entertaining. Enjoy the gorgeous greenery from under the pergola on the large, vinyl deck with discreet stair lighting or fire up the BBQ and fire pit using the ready-to-go gas line. Enjoy year round fun at the private lake - skating, tobogganning, swimming, paddling and more! Blocks to schools and lake entrance, close to Blue Devil Golf Course, Fish Creek Park, Spruce Meadows, shopping, restaurants and amenities. Easy access to Stoney Trail to getaway to the Rocky Mountains. (id:6769)

4pc Bathroom 8.08 Ft x 4.92 Ft  
Bedroom 11.58 Ft x 11.33 Ft  
Recreational, Games room 13.83 Ft x 19.67 Ft  
Furnace 11.58 Ft x 11.58 Ft  
2pc Bathroom 4.25 Ft x 4.83 Ft  
Breakfast 11.42 Ft x 7.17 Ft  
Dining room 14.33 Ft x 8.83 Ft  
Foyer 10.00 Ft x 11.67 Ft

Kitchen 17.00 Ft x 19.42 Ft  
Living room 14.92 Ft x 15.50 Ft  
4pc Bathroom 7.25 Ft x 4.92 Ft  
4pc Bathroom 4.92 Ft x 11.33 Ft  
Bedroom 9.92 Ft x 10.92 Ft  
Bedroom 9.83 Ft x 11.08 Ft  
Family room 21.00 Ft x 15.00 Ft  
Primary Bedroom 13.17 Ft x 15.50 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://sellingsuburbia.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca