



## 71 Chaparral Circle Calgary Alberta

\$789,800

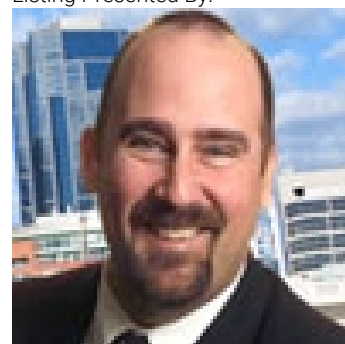
**\*\*RENOVATED FAMILY HOME | 5-BED | 3.5 BATH | 2,248 SQ.FT. | EXCLUSIVE LAKE ACCESS | LARGE CORNER LOT | WEST-FACING BACK YARD\*\*** Welcome home to 71 Chaparral Circle SE! Nestled on a large corner lot in the lake community of Chaparral, this 5-bedroom home will charm you from the moment you step inside! Over 3,100 sq ft of developed space. The bright and open main floor invites gatherings, from cozy evenings by the fireplace to lively dinners in the **FULLY RENOVATED KITCHEN**, where brand-new appliances, sunny windows, and abundant storage make family meals a breeze. Upstairs, 4 bedrooms offer room for everyone. The master suite includes double doors, a walk-in closet, and a beautifully updated ensuite. The **FULLY FINISHED BASEMENT** extends the living space with a large rec room, a 5th bedroom, and a full bathroom, ideal for guests or a home office. The west-facing, mature-treed yard is your private retreat, featuring a wraparound deck and patio--perfect for outdoor play or relaxing with friends. Extensive updates include new roof (2022), upper-floor windows (2022), new fence (2022), radon mitigation system (2022), water softener (2022), high efficiency furnace (2020), Ecobee smart thermostat (2020), air conditioner (2020), new attic insulation (2022) and more! The extra-deep garage offers additional storage. Steps from playgrounds, the lake, schools, shopping, and walking paths, this home is designed for family living. Spend weekends skating, swimming, or enjoying beach parties with neighbours, all within a short walk. Don't miss it! Schedule your viewing today! (id:6769)

Furnace 11.08 Ft x 11.50 Ft  
3pc Bathroom 7.75 Ft x 5.08 Ft  
Bedroom 11.33 Ft x 12.00 Ft  
Recreational, Games room 19.08 Ft x 19.92 Ft  
2pc Bathroom 4.92 Ft x 5.25 Ft  
Dining room 16.58 Ft x 12.33 Ft  
Foyer 7.42 Ft x 9.08 Ft  
Laundry room 12.50 Ft x 17.92 Ft

Living room 23.83 Ft x 20.75 Ft  
4pc Bathroom 7.42 Ft x 5.00 Ft  
5pc Bathroom 12.42 Ft x 9.33 Ft  
Bedroom 9.42 Ft x 16.08 Ft  
Bedroom 10.08 Ft x 15.83 Ft  
Primary Bedroom 17.50 Ft x 14.08 Ft  
Other 11.33 Ft x 5.75 Ft  
Bedroom 9.58 Ft x 15.00 Ft

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

Listing Presented By:



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