



## 76 Chaparral Cove Calgary Alberta

\$1,699,900

Upgrading? Start by building a lake in my back yard! Discover Estate Lakeside Living with all the best at your doorstep! Over 4,000 square feet of indoor and outdoor living space, with a lake in your backyard. Move in, ready for this summer! Newer deck and private dock. PREMIER LAKE LOCATION .22 ACRES - VIEWS and RESORT LIFESTYLE LIVING. Enjoy the high-quality finishing and prized location of this home, situated on a quiet, private cul-de-sac with an east-facing rear yard. It is a family-approved location with a backyard perfect for relaxing and unwinding. From the well-manicured landscaping to the underground sprinklers, along with a fantastic water feature and your private lakefront dock, you can swim directly from your property. Just Move in! The current owners have lovingly maintained this fully finished WALK-OUT bungalow with an extensive list of luxury upgrades. This bright, open design features 1,950 sq. ft. on the main floor with high 11' ceilings, travertine flooring, a family room with a three-sided stone-faced, see-through gas fireplace, and all overlooking the kitchen and front dining room. Main floor living also includes an office /flex room, open foyer, breakfast nook, large primary bedroom suite, kitchen, full bath, mud room & laundry area. This fantastic space is a chef's dream kitchen, featuring tall custom cabinetry and doors, modern granite countertops, stainless steel appliances, a dramatic central island with an undermount sink, and a large corner pantry. The primary bedroom retreat features more views, a private door to the upper deck, a walk-in closet with organizers, and a large, modern, spa-like owner's suite featuring granite-top vanities, a corner soaker tub, and a separate tiled shower with 10-mil glass. The W/O basement is finished at 1,674 sq. ft. and features additional space for entertaining, including a 35'x15' family room with an o...

Family room 5.33 M x 4.75 M

Bedroom 5.54 M x 4.57 M

Bedroom 3.56 M x 3.43 M

4pc Bathroom .00 M x .00 M

Furnace 2.74 M x 2.19 M

Recreational, Games room 5.56 M x 4.67 M

Kitchen 4.34 M x 4.09 M

Dining room 5.08 M x 3.35 M

Primary Bedroom 4.88 M x 3.96 M

4pc Bathroom .00 M x .00 M

Foyer 3.35 M x 1.93 M

Den 3.66 M x 3.07 M

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

Listing Presented By:



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### RE/MAX Realty Professionals

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Other 3.28 M x 2.74 M

Storage 4.60 M x 2.90 M

Living room 5.49 M x 4.57 M

Laundry room 3.05 M x 2.01 M

4pc Bathroom .00 M x .00 M

Breakfast 5.33 M x 4.57 M