



# 87 Chaparral Grove Calgary Alberta

\$849,000

SPACE, STYLE + SUMMERS BY THE LAKE! | Welcome to 87 Chaparral Grove SE, the perfect blend of modern style and relaxed lake living. Built in 2005 by 'Homes by Avi', this beautifully maintained family home showcases elevated estate home details such as 9 foot ceilings, a vaulted foyer and bonus room, built-in sound, oversized windows and an impressively large front door; all features that make this home feel uncommonly spacious and bright. The new and stunning 'Modern Farmhouse' Exterior also further sets it apart while creating a stylish tone for any future interior renovations. (Full exterior renovation was completed in 2023, including roof shingles, wide plank composite siding, a large maintenance-free deck, concrete skirt, parging and new garage door and opener) The bright, open plan great room is the happy heart of the home -- a spacious kitchen with a large island and corner pantry that makes meal prep and family gatherings easy, flowing right into the sunlit dining and living areas. Easy living for both the everyday or entertaining. The main-level flex room works perfectly as a home office, music room, or quiet den. Upstairs are three generous bedrooms including a welcoming primary retreat (with sunny ensuite and walk-in closet) in addition to the vaulted bonus room that is tailor-made for family movie nights or kids' activities. Set the mood with the built-in sound throughout all levels and even on the deck, a perfect addition to your summer fun! The fully finished basement is bright and spacious, with extra-large windows, a second gas fireplace, a fourth bedroom, third full bathroom, bar and a generous recreation area that is large enough for a pool table. Set on one of the largest lots in the community, this massive corner lot with maintenance-free deck, stamped concrete patio, underground sprinklers and southwest exposure is a true highlight, offering al...

3pc Bathroom 7.58 Ft x 8.75 Ft  
 Family room 14.67 Ft x 19.33 Ft  
 Other 11.50 Ft x 12.33 Ft  
 Bedroom 8.83 Ft x 10.08 Ft  
 Den 9.00 Ft x 10.33 Ft  
 Living room 13.17 Ft x 16.00 Ft

Laundry room 5.50 Ft x 11.58 Ft  
 2pc Bathroom 4.67 Ft x 5.08 Ft  
 Primary Bedroom 12.25 Ft x 14.00 Ft  
 Bedroom 10.00 Ft x 11.50 Ft  
 Bedroom 9.00 Ft x 12.50 Ft  
 4pc Bathroom 5.00 Ft x 8.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Dining room 8.00 Ft x 10.00 Ft

4pc Bathroom 9.58 Ft x 11.83 Ft

Kitchen 10.50 Ft x 13.42 Ft