# \$1,699,900 - 76 Chaparral Cove Se, Calgary

MLS® #A2206076

### \$1,699,900

3 Bedroom, 3.00 Bathroom, 1,950 sqft Residential on 0.23 Acres

Chaparral, Calgary, Alberta

COTTAGE LAKESIDE RESORT LIVING -PREMIER LAKE CHAPARRAL LOCATION -Move in, and enjoy every second of this summer! Discover Estate Lakeside LIFESTYLE with all the best at your doorstep! Over 4,000 square feet of indoor and outdoor living space, with a lake in your backyard. Newer deck and private dock. Enjoy this home's prized location on a guiet, private cul-de-sac with an east-facing rear yard. It is a family-approved location with a backyard perfect for relaxing and unwinding. You can swim directly from your property, from the well-manicured landscaping to the underground sprinklers with a fantastic water feature and your private lakefront dock. 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.. It features additional space for entertaining, including a 35'x15' family room with an open layout, a second entertainment wall, a gas fireplace, a wet bar, a full 4-piece bath, and a storage area. Other upgrades include air conditioning, a lower-level 18' x 16' covered concrete patio, an upper 20' x 12' deck with vinyl decking, glass railing, and a built-in BBQ, newer asphalt roofing, and mature landscaping featuring a water feature/pond. Living at its Best with nature, community, and wildlife at your doorsteps. Take advantage of this sought-after SE corner of the city. Estate living with a quality lifestyle, steps away from first-class golf courses, schools, parks, transit, shopping, and access to road and highway infrastructure, all nearby. Call your friendly REALTOR(R) today to book a viewing!

Built in 1996

#### **Essential Information**

MLS® # A2206076 Price \$1,699,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,950 Acres 0.23

Year Built 1996

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 76 Chaparral Cove Se

T2X 3L2

Subdivision Chaparral
City Calgary
County Calgary
Province Alberta

#### **Amenities**

Postal Code

Amenities Other

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Garage Faces Front, Insulated, Oversized, Side By Side

# of Garages 2
Is Waterfront Yes

#### Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Closet Organizers, Granite

Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s),

Wet Bar, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

Hood Fan, Washer/Dryer, Window Coverings, Gas Stove

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Family Room, Gas, Great Room, Mantle, Masonry, Outside, See

Through, Stone, Oak, Three-Sided

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Dock, Lighting, Private Yard, Rain Gutters, Built-in Barbecue, Covered

Courtyard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit

Trees/Shrub(s), Lake, Landscaped, Many Trees, No Neighbours Behind, Underground Sprinklers, Gentle Sloping, Pie Shaped Lot, Views,

Waterfront, Yard Lights

Roof Asphalt Shingle

Construction Concrete, Stone, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 26th, 2025

Days on Market 51

Zoning R-G

HOA Fees 552

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Jayman Realty Inc.

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