

15 Chaparral Crescent SE
Calgary, Alberta

MLS # A2265849

\$734,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,760 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Side yard shed (attached), Built in shelving in garage, Hot Tub (working, as-is),		

TWO heated double garages and big potential in Lake Chaparral! Over 2,450 sq. ft. of developed space with major exterior upgrades already done including Hardie Board siding, roof, windows, and doors, leaving the inside ready for your personal touch. Functional layout with bonus room, upper laundry, A/C, and in-floor heat in the basement and both garages. West-facing yard with composite deck and low-maintenance landscaping. Enjoy all that Lake Chaparral has to offer - lake access for swimming, skating, fishing, and community events year-round. Surrounded by parks, pathways, and schools, with shopping and transit close by. A solid home with great bones and unique features, priced to reflect the finishing work still needed.