

# \$819,000 - 9 Chaparral Cove Se, Calgary

MLS® #A2203594

**\$819,000**

4 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.13 Acres

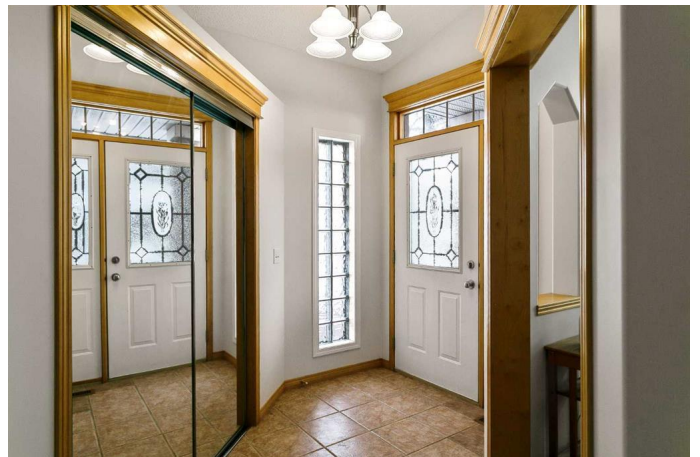
Chaparral, Calgary, Alberta

**\*PRICE ADJUSTMENT\* DREAM BUNGALOW ONE BLOCK FROM THE LAKE!**

Welcome to this stunning custom-build in the highly desirable and family-friendly PRIVATE LAKE COMMUNITY OF CHAPARRAL. This charming east-facing home boasts excellent curb appeal and is ideally located on a corner lot, backing onto a walking path and adjacent to green space. Only a short drive to elementary schools, and just a few minutes' walk to CHAPARRAL LAKE PARK AND PLAYGROUND.

This rare 4-bedroom, 3-bathroom bungalow features a fully developed basement and offers over 3,000 square feet of well designed living space. The open-concept floor plan is sure to impress. As you step inside, you'll be greeted by a spacious foyer leading to the versatile office/ dining area, highlighted by soaring vaulted ceilings, as well as a cozy living room and a breakfast nook with a SEE-THROUGH GAS FIREPLACE—creating a warm and inviting atmosphere with soft corners and archways.

The chef-inspired kitchen is a dream for both cooking and entertaining, featuring elegant maple wood cabinetry, a pantry, and a large center island. Natural light pours into the breakfast nook through large windows and a skylight, providing access to the generously-sized deck. The patio and yard area are equipped with 4 exterior gas lines, and an adjacent aggregate patio is perfect for summer gatherings.



The expansive FULLY RENOVATED master retreat is beyond impressive - custom built ins and custom blinds will wow you! The ensuite offers a skylight, a 5-piece spa like experience with a walk-in closet, a separate glass shower, and an over-sized tub. The main floor also includes a second bedroom, a 4-piece full bath, and a laundry and mud room.

The fully finished basement boasts 9-foot ceilings and includes 2 large bedrooms, a 4-piece bath, a spacious family room with a cozy gas fireplace framed by a stone and wood mantle, an exercise room, a rec room, and a wet bar—ideal for entertaining.

Additional updates include:

AC UNIT and NEW WINDOWS 2024/ NEW KITCHEN APPLIANCES and Washer and Dryer (2023)

"Tankless" on water heater with humidifier in 2023

Furnace replaced in 2020

New shingles installed in 2021 / SOLAR PANELS installs 2024

New siding installed in 2022

The oversized double attached garage is fully finished with a beautiful EPOXY flooring (2024) cedar overhead door. This corner lot home has the added benefit of no sidewalk to shovel in the winter! Welcome to the best opportunity for the dream lake life!

Experience the charm of this amazing lake community in this rare, beautiful property!

Built in 1998

**Essential Information**

MLS® #	A2203594
Price	\$819,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,642

Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9 Chaparral Cove Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3L4

### **Amenities**

Amenities	Beach Access, Park, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, See Remarks, Washer, Window Coverings, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	45
Zoning	R-G
HOA Fees	342
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	The Real Estate District
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