



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 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, just 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
Subdivision Chaparral
City Calgary
County Calgary
Province Alberta
Postal Code T2X 3L2

Amenities

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), Gas Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 3
Fireplaces Family Room, Gas, Mantle, Great Room, Masonry, Outside, See Through, Stone, Oak, Three-Sided
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Covered Courtyard, Lighting, Private Yard, Built-in Barbecue, Dock, Rain Gutters
Lot Description Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Views, Yard Lights, Lake,

	Many Trees, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	25
Zoning	R-G
HOA Fees	552
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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