\$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

Upgrading? Start by building a lake in my back vard! Discover Estate Lakeside Living with all the best at your doorstep! Over 4,000 square feet of indoor and outdoor living space, with a lake in your backyard. Move in, ready for this summer! Newer deck and private dock. PREMIER LAKE LOCATION .22 ACRES â€" VIEWS and RESORT LIFESTYLE LIVING. Enjoy the high-quality finishing and prized location of this home, situated on a quiet, private cul-de-sac with an east-facing rear yard. It is a family-approved location with a backyard perfect for relaxing and unwinding. From the well-manicured landscaping to the underground sprinklers, along with a fantastic water feature and your private lakefront dock, you can swim directly from your property. 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. 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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