

49 Chaparral Way SE
Calgary, Alberta

MLS # A2200689



\$769,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, Kitchen Island, Walk-In Closet(s), Wired for Sound		

Inclusions: Electric Fireplace in Basement

Welcome to the home you've been waiting for! Nestled in the highly sought-after lake community of Chaparral, this stunning 5-bedroom, 3.5-bathroom home offers an unbeatable combination of luxury, comfort, and family-friendly living. With greenspace right in your backyard, a playground just a hop, skip, and a jump away, and the private community lake within walking distance, this is a dream come true for families and outdoor enthusiasts alike! From the moment you arrive, you'll be charmed by the inviting maintenance-free composite front porch—perfect for sipping your morning coffee, greeting neighbors, or simply relaxing while enjoying the peaceful surroundings. Step inside and prepare to be wowed by the elegant design, open-concept layout, and engineered hardwood flooring throughout the main level. At the front of the home, you'll find a formal dining room, a bright and airy living room, a private office, and a convenient powder room—perfect for both entertaining and working from home. As you move toward the back, the heart of the home unfolds: a cozy yet sophisticated family room that flows effortlessly into the updated kitchen, complete with granite countertops, bright cabinetry, and a spacious breakfast nook. Just outside is your expansive deck with a charming gazebo, overlooking a beautifully landscaped backyard with underground sprinklers to keep it lush and green with ease. A built-in BBQ gas line makes outdoor cooking a breeze! Entertainment is built right in—literally! A built-in sound system is installed in most rooms, so you can enjoy music, podcasts, or movie nights with premium sound wherever you go. Upstairs, retreat to your personal sanctuary! Featuring a large walk-in closet and a spa-like ensuite with double vanity, soaker tub, and separate shower, this is the perfect place to unwind. Two

additional bedrooms and a stylish 4-piece bath complete the upper level, providing plenty of space for family members or guests. But wait, there's more! The fully finished basement is the ultimate hangout zone, boasting a media/rec room with a custom bar, two additional bedrooms, a 3-piece bath with a conveniently located laundry area, and an oversized storage room. This home is move-in ready with several recent upgrades, including a new washing machine (March 2025) and a new water heater (December 2024). For added convenience and security, it also features a built-in alarm system and soffit plugs for easy holiday light installation. For year-round comfort, central air conditioning ensures you stay cool during those hot summer months. This home is the perfect balance of upscale elegance and practical family living. With exclusive lake access, walking paths, parks, schools, and amenities just moments away, this is your opportunity to own a piece of paradise in one of Calgary's most desirable communities. Don't miss out—schedule your private showing today!