

\$979,777 - 45 Chaparral Cove Se, Calgary

MLS® #A2119737

\$979,777

4 Bedroom, 4.00 Bathroom, 2,443 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

Welcome home to this pristine executive home located in beautiful Lake Chaparral! Situated in the heart of the community on a quiet street, this stunner is across the street from lake homes and is only a 5 minute walk to the lake park entrance, and walking distance to both schools. You'll love the fantastic curb appeal with an extra wide driveway, oversized double front attached garage, and a sweet front verandah for you to enjoy the rising sun with your morning coffee. Inside you are welcomed into the large foyer, emphasising that this is a home that exudes elegance and functionality. The main floor features an office that can easily double as a sitting room, a formal dining room, and a spacious great room with a beautiful fireplace and a wall of windows. The heart of the home is the huge chef's kitchen, complete with built-in oven and microwave, downdraft vented gas range, custom cabinetry in the walk-through pantry, a large dining nook that is perfect for casual meals, and a large laundry room with more custom cabinetry. The gorgeous west-facing backyard is complete with landscaping and a deck that looks out to a greenspace pathway, yet still manages to offer a private and peaceful outdoor retreat. The showstopping spiral staircase leads upstairs to 3 bedrooms, and a view of the lake. The primary suite is a true oasis, featuring a private sitting area separated from the luxurious 5-piece ensuite by a 3-way fireplace. Don't forget to check out the walk-in closet with custom cabinetry. The



fully finished basement adds even more living space to this already spacious home, with a large 4th bedroom, full bath, media room, and games room with a bar - perfect for entertaining guests or enjoying quality time with family. Some additional features of this remarkable home include a new roof, eaves, and soffit (2022), underground sprinklers, central air conditioning to keep you cool in the summer months, new blinds, a newer furnace, new siding, and a natural gas hook-up on the deck for convenient outdoor grilling. This home truly is exceptional!

Built in 1997

Essential Information

MLS® #	A2119737
Price	\$979,777
Sold Price	\$967,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,443
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Chaparral Cove Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3L2

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Oversized

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Instant Hot Water, Microwave, Oven-Built-In, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Masonry, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Many Trees, Street Lighting, Underground Sprinklers, Rectangular Lot, Treed
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 24th, 2024
Days on Market	20
Zoning	R-1
HOA Fees	330.00
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.