

# \$774,900 - 222 Chaparral Place Se, Calgary

MLS® #A2232259

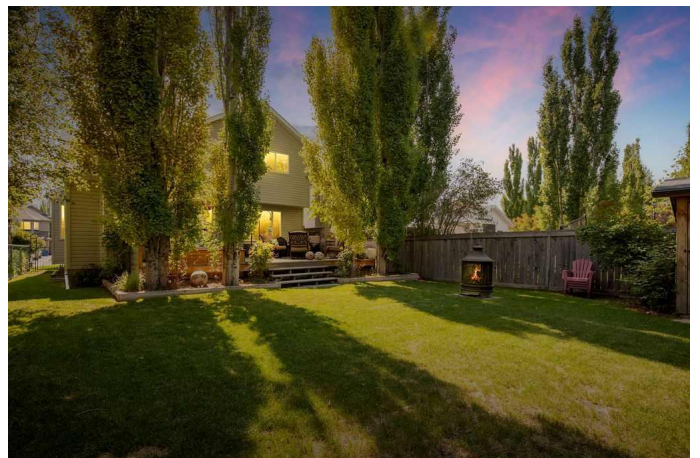
**\$774,900**

4 Bedroom, 4.00 Bathroom, 1,895 sqft

Residential on 0.14 Acres

Chaparral, Calgary, Alberta

STUNNING Home on a quiet cul-de-sac and walking distance to Lake Chaparral! Pride of ownership shows throughout the home. As you enter you'll notice the beautiful hickory hardwood floors and the incredible kitchen featuring custom cabinetry, a large granite island and high end appliances all renovated in 2018. Custom blinds on all the windows as well on the main floor. New lighting throughout whole home. The open concept makes it easy to entertain large family gatherings or cozy up with just the family next to the gas fireplace in the living room. Convenient office located on the main level as well. A large mud room/pantry area is great for keeping all the coats and shoes away from the main door. It's also been roughed in for a washer/dryer if a main floor laundry is desired. Upstairs is a large primary bedroom with it's own ensuite and walk-in closet. The upper level also has an additional 2 bedrooms, as well as a renovated full bathroom. Lower level features an updated bathroom, additional bedroom and an exercise room that can be turned into another bedroom if needed by adding a door. The major components such as the furnace (2017), water heater (2019), roof (2021) and A/C have all been done. The STUNNING back yard features a large natural cedar deck great for entertaining, new fence out back, new 7 person hot tub and beautifully landscaped lawn area with firepit. The home is only a short walk to Lake Chaparral where you can enjoy swimming, paddle boarding,



skating and many more lake activities. There great schools close as well. This home is a MUST SEE in order to be really appreciate!

Built in 1996

### Essential Information

MLS® #	A2232259
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,895
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	222 Chaparral Place Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3K5

### Amenities

Amenities	Clubhouse, Playground, Recreation Facilities, Beach Access, Golf Course, Picnic Area, Party Room, Recreation Room
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Cul-De-Sac, Lake, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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