

\$819,000 - 9 Chaparral Cove Se, Calgary

MLS® #A2203594

\$819,000

4 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.13 Acres

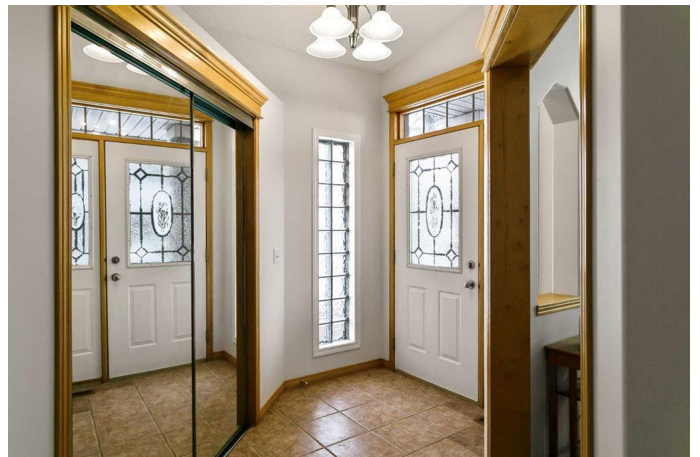
Chaparral, Calgary, Alberta

***PRICE ADJUSTMENT* DREAM BUNGALOW ONE BLOCK FROM THE LAKE!**

Welcome to this stunning custom-build in the highly desirable and family-friendly PRIVATE LAKE COMMUNITY OF CHAPARRAL. This charming east-facing home boasts excellent curb appeal and is ideally located on a corner lot, backing onto a walking path and adjacent to green space. Only a short drive to elementary schools, and just a few minutes' walk to CHAPARRAL LAKE PARK AND PLAYGROUND.

This rare 4-bedroom, 3-bathroom bungalow features a fully developed basement and offers over 3,000 square feet of well designed living space. The open-concept floor plan is sure to impress. As you step inside, you'll be greeted by a spacious foyer leading to the versatile office/ dining area, highlighted by soaring vaulted ceilings, as well as a cozy living room and a breakfast nook with a SEE-THROUGH GAS FIREPLACE—creating a warm and inviting atmosphere with soft corners and archways.

The chef-inspired kitchen is a dream for both cooking and entertaining, featuring elegant maple wood cabinetry, a pantry, and a large center island. Natural light pours into the breakfast nook through large windows and a skylight, providing access to the generously-sized deck. The patio and yard area are equipped with 4 exterior gas lines, and an adjacent aggregate patio is perfect for summer gatherings.



The expansive FULLY RENOVATED master retreat is beyond impressive - custom built ins and custom blinds will wow you! The ensuite offers a skylight, a 5-piece spa like experience with a walk-in closet, a separate glass shower, and an over-sized tub. The main floor also includes a second bedroom, a 4-piece full bath, and a laundry and mud room.

The fully finished basement boasts 9-foot ceilings and includes 2 large bedrooms, a 4-piece bath, a spacious family room with a cozy gas fireplace framed by a stone and wood mantle, an exercise room, a rec room, and a wet bar—ideal for entertaining.

Additional updates include:

AC UNIT and NEW WINDOWS 2024/ NEW KITCHEN APPLIANCES and Washer and Dryer (2023)

"Tankless" on water heater with humidifier in 2023

Furnace replaced in 2020

New shingles installed in 2021 / SOLAR PANELS installs 2024

New siding installed in 2022

The oversized double attached garage is fully finished with a beautiful EPOXY flooring (2024) cedar overhead door. This corner lot home has the added benefit of no sidewalk to shovel in the winter! Welcome to the best opportunity for the dream lake life!

Experience the charm of this amazing lake community in this rare, beautiful property!

Built in 1998

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2203594 |
| Price | \$819,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,642 |

| | |
|------------|-------------|
| Acres | 0.13 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9 Chaparral Cove Se |
| Subdivision | Chaparral |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 3L4 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Park, Picnic Area |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s), Wet Bar |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, See Remarks, Washer, Window Coverings, Water Conditioner |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting |

| | |
|--------------|--------------------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 43 |
| Zoning | R-G |
| HOA Fees | 342 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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