

# \$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 yard! 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 "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 | 21               |
| Zoning         | R-G              |
| HOA Fees       | 552              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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