

**254 Chaparral Court SE**  
**Calgary, Alberta**

**MLS # A2228113**



**\$814,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Private		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** U/G sprinklers, garage door opener and remote, all window coverings, Murphy bed in main floor office, built in cabinets and desk in office, hot tub

At the end of a quiet cul-de-sac and just a 3-minute walk to the lake, this well-kept 5-bedroom + office 2-storey sits on a west-facing pie lot with a large private yard, vaulted ceilings, skylights, A/C, a new roof (2022), new hot water tank (2023), and a fully finished basement. The main floor features updated vinyl flooring throughout, a bright kitchen with granite countertops and stainless appliances, and a living room with a gas fireplace and plenty of natural light. The office comes complete with built-in cabinetry and desk, and a Murphy bed for guests. Upstairs offers 3 good-sized bedrooms, including the master bedroom with a jetted tub and full ensuite. The basement adds 2 more bedrooms, a media room, games area, another gas fireplace, and a 4-piece bathroom. Outside, enjoy composite decking front and back, underground sprinklers, interlocking brick walkways, and a large, private yard lined with mature trees. All of this nestled at the end of a quiet cul-de-sac. This really is the complete package.