

**197 Chaparral Circle SE**  
**Calgary, Alberta**

**MLS # A2232166**



**\$700,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this meticulously cared-for home in the heart of Lake Chaparral, one of Calgary's most beloved lake communities, offering exclusive access to a 32-acre private lake, 21-acre park, pathways, and year-round activities for the whole family. This 3-bedroom, 3.5-bathroom home impresses from the moment you arrive with its beautifully landscaped front yard and welcoming curb appeal. Inside, you'll find a blend of hardwood flooring, cozy carpet, and updated vinyl plank in key areas. The triple-pane windows and Hunter Douglas window coverings provide both energy efficiency and style throughout. Inside, the main level features a bright living room with large windows, offering lovely views of the yard and flowing seamlessly into the open-concept kitchen and dining area. The kitchen boasts a two-tone design, central island, and a massive walk-through pantry that houses the laundry area and connects to a 2-piece powder room—a layout designed for optimal function and flow. Upstairs, you'll find a large family room with vaulted ceilings, a step-down layout, and a cozy gas fireplace with mantle—a perfect family hangout. The upper level also includes three bedrooms: two with carpet and one with vinyl plank flooring. The primary suite is a true retreat, featuring a walk-in closet, spacious 4-piece ensuite, and jetted tub. An additional 4-piece bathroom with updated vinyl plank flooring serves the other bedrooms. Step outside to the private backyard oasis, complete with a Duradeck patio, privacy screens, mature trees, and a gas line for your BBQ—perfect for relaxing or entertaining. The fully finished basement offers a large recreation room, an additional 4-piece bathroom, and plenty of space for hobbies, fitness, or play. Mechanical updates include a high-efficiency furnace, energy efficient heat pump, humidifier, and the complete removal of

all Poly-B plumbing&mdash;a major value-add for peace of mind. This home is located just moments from schools, shopping, major roadways, and the incredible amenities of Lake Chaparral&mdash;a true four-season community. Come experience the lifestyle you've been waiting for!