

# \$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 â€“ 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, Stone, Great Room, Masonry, Outside, See Through, Oak, Three-Sided  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Built-in Barbecue, Covered Courtyard, Lighting, Private Yard, Rain Gutters, Dock  
Lot Description Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Views,

	Yard Lights, Lake, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	43
Zoning	R-G
HOA Fees	552
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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