

# \$799,900 - 260 Chaparral Drive Se, Calgary

MLS® #A2219835

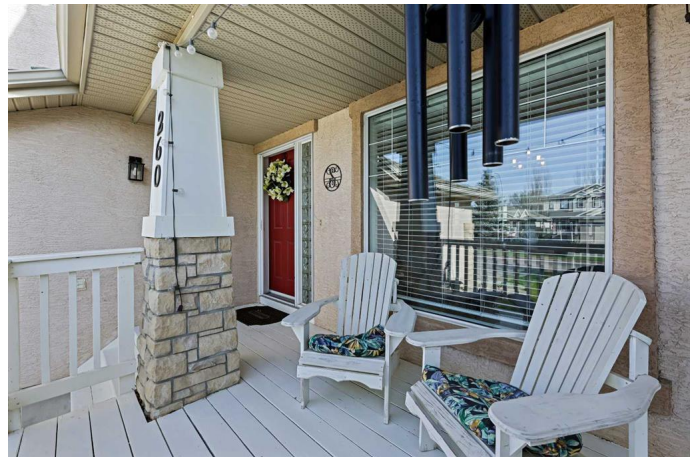
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,351 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

This beautifully designed 2,350 sq ft two-story home is the perfect blend of comfort, space, and convenience for a growing family. Located just steps from the entrance to the highly sought-after Lake Chaparral, this home offers the lifestyle you've been dreaming of – complete with beach access, swimming, boating, fishing, tennis courts, and scenic parks right in your neighbourhood. Inside, you'll find four generously sized bedrooms all located upstairs, providing ample space for every member of the family. The upper level also features a convenient laundry room and overlooks the main floor below with beautiful open railings, allowing natural light to flow through the home. The primary bedroom serves as a peaceful retreat, complete with a walk-in closet and a spacious en-suite bathroom that includes a relaxing jacuzzi tub. On the main floor, you're welcomed by warm, site-finished oak hardwood flooring and a thoughtfully designed layout that's perfect for everyday living and entertaining. The spacious living room, ideal for large families, features a cozy gas fireplace for gathering on cool evenings. A dedicated den offers the perfect space for working from home or helping the kids with homework, and a stylish powder room adds convenience for guests. The heart of the home is the large kitchen, where you'll find a central island with an eating bar – perfect for breakfasts on busy mornings – as well as a pantry that provides generous storage and helps keep



everything organized. Downstairs, the fully developed basement offers the ultimate recreation space. There's plenty of room for a TV viewing area, a second gas fireplace, a pool table, and even a shuffleboard setup. A full bathroom and dedicated storage space make this lower level as functional as it is fun. Step outside into your private backyard oasis, designed with both relaxation and family time in mind. A charming deck with a pergola sets the scene for summer barbecues and evening chats under the stars. After a day at the lake, rinse off in the outdoor shower with warm water, then relax in the hot tub as you soak in the peaceful garden surroundings. Beautiful lilac bushes add colour and fragrance, and a fruit-producing apple tree offers a taste of nature right at your doorstep. This home is also ideally located within walking distance of schools and surrounded by parks, pathways, and all the amenities Lake Chaparral has to offer. It's a home that brings together space, style, and community—perfectly suited for a vibrant family lifestyle.

Built in 1999

**Essential Information**

MLS® #	A2219835
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,351
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	260 Chaparral Drive Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3N1

## Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Outdoor Shower
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Close to Clubhouse
Roof	Pine Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 10th, 2025
Days on Market	8
Zoning	R-G

HOA Fees372

HOA Fees Freq. ANN

Listing Details

Listing OfficeMaxWell Canyon Creek

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.