

206 Chaparral Court SE  
Calgary, Alberta

MLS # A2233993



**\$779,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,120 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	-

**Features:** Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully upgraded 2-storey home, nestled on a quiet cul-de-sac just minutes from the lake entrance. Offering nearly 2,800 sq. ft. of total developed living space, this property combines timeless finishes, thoughtful renovations, and a functional layout perfect for active families and entertaining. Step into the bright, open-concept main floor featuring high ceilings, hardwood flooring, and a spacious layout throughout. At the front, a den with coffered ceiling and built-in cabinetry makes the perfect home office or sitting area. The heart of the home features a warm and inviting living room, seamlessly connected to the dining area and kitchen, ideal for everyday living or gatherings. The kitchen impresses with full-height stained maple cabinetry, granite countertops, stainless steel appliances, a corner pantry, hood fan, and a built-in beverage cooler, while the extended cabinetry in the dining space offers extra storage and function. A powder room and mudroom area complete the main level. Upstairs, the primary retreat offers a large walk-in closet and a spa-like 5-piece ensuite with jetted tub, separate shower, and dual sinks. Two additional bedrooms, a full bathroom, and a massive bonus room with vaulted ceilings provide flexible space for family and guests. The professionally finished basement offers plush carpeted flooring, a large rec and family room, a wet bar, a full bathroom, and a flex room—ideal for a home gym, guest room, or studio. Enjoy your outdoor space year-round with a stamped concrete patio, mature trees, and a private, landscaped backyard oasis. Additional upgrades include central A/C, a newer high-efficiency furnace, tankless hot water system, and a newer roof for peace of mind. Located in the lake community of Chaparral, with access to beaches, swimming, skating, and year-round events, and close to parks, schools, shopping, and

major routes&mdash;this is the ultimate family home in a truly special setting. Book your private showing today!