

**36 Chaparral Drive
Calgary, Alberta**

MLS # A2309497



\$660,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Step into a residence where show-home sophistication meets the warmth of a perfectly maintained family sanctuary. This former AVI Show Home in the heart of Chaparral offers a rare combination of high-end finishes, thoughtful architectural details, and an unbeatable location directly facing a school and lush greenspace. Bathed in natural light thanks to its prime south-facing orientation, the main floor is anchored by elegant hardwood flooring and a sleek, modern palette. The chef's kitchen features granite countertops, upgraded cabinetry, and contemporary fixtures—perfect for morning coffee or large-scale hosting. Say goodbye to dated finishes; the popcorn ceilings have been professionally removed throughout for a crisp, modern look. The second floor is home to a massive master suite designed for true relaxation. Unwind in a generous master bath that leads to rare "His & Hers" walk-in closets, providing ample space for even the most extensive wardrobe. Two additional bright bedrooms and a well-appointed bathroom complete the upper level. The fully finished basement is a versatile retreat, featuring durable vinyl flooring and cozy carpet. Gather around the lower-level fireplace for movie nights. A dedicated den/flex room is perfect for a private home office or fitness studio. An oversized utility and storage room ensures everything has its place, complemented by a fully insulated and finished double attached garage. This home has been meticulously "future-proofed" with high-value updates: New Roof & Fresh Contemporary Paint. Complete Plumbing Overhaul: The Poly-B has been removed and replaced, along with a brand-new hot water tank. Enjoy the best of outdoor living with a spacious rear deck and a front-row seat to the local greenspace. Best of all, you are just 300 meters from Chaparral Lake Park. Your residency includes exclusive access to the 32-acre

private lake for year-round fun from summer paddleboarding and sandy beaches to winter skating and fishing. Multiple schools, Tim Hortons, quick access to the shops and restaurants in Walden and minutes from Stoney Trail. Don't wait to come and see this amazing home!!