

# \$829,000 - 9 Chaparral Cove Se, Calgary

MLS® #A2203594

**\$829,000**

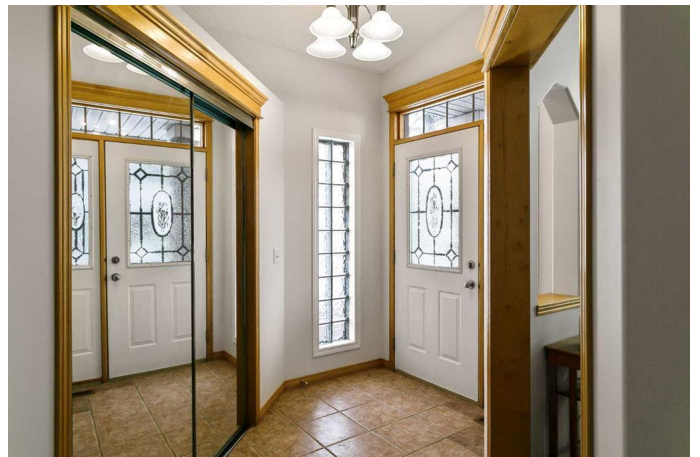
4 Bedroom, 3.00 Bathroom, 1,642 sqft  
Residential on 0.13 Acres

Chaparral, Calgary, Alberta

\* OPEN HOUSE APRIL 12th from 1pm-3pm\*  
DREAM BUNGLAOW ONE BLOCK FROM  
THE LAKE! Welcome to this stunning  
custom-build in the highly desirable and  
family-friendly PRIVATE LAKE COMMUNITY  
OF CHAPARRAL. This charming east-facing  
home boasts excellent curb appeal and is  
ideally located on a corner lot, backing onto a  
walking path and adjacent to green space.  
Only a short drive to elementary schools, and  
just a few minutes' walk to CHAPARRAL  
LAKE PARK AND PLAYGROUND.

This rare 4-bedroom, 3-bathroom bungalow  
features a fully developed basement and  
offers over 3,000 square feet of well designed  
living space. The open-concept floor plan is  
sure to impress. As you step inside, you'll be  
greeted by a spacious foyer leading to the  
versatile office/ dining area, highlighted by  
soaring vaulted ceilings, as well as a cozy  
living room and a breakfast nook with a  
SEE-THROUGH GAS FIREPLACE—creating  
a warm and inviting atmosphere with soft  
corners and archways.

The chef-inspired kitchen is a dream for both  
cooking and entertaining, featuring elegant  
maple wood cabinetry, a pantry, and a large  
center island. Natural light pours into the  
breakfast nook through large windows and a  
skylight, providing access to the  
generously-sized deck. The patio and yard  
area are equipped with 4 exterior gas lines,  
and an adjacent aggregate patio is perfect for  
summer gatherings.



The expansive FULLY RENOVATED master retreat is beyond impressive - custom built ins and custom blinds will wow you! The ensuite offers a skylight, a 5-piece spa like experience with a walk-in closet, a separate glass shower, and an over-sized tub. The main floor also includes a second bedroom, a 4-piece full bath, and a laundry and mud room.

The fully finished basement boasts 9-foot ceilings and includes 2 large bedrooms, a 4-piece bath, a spacious family room with a cozy gas fireplace framed by a stone and wood mantle, an exercise room, a rec room, and a wet bar—ideal for entertaining.

Additional updates include:

AC UNIT and NEW WINDOWS 2024/ NEW KITCHEN APPLIANCES and Washer and Dryer (2023)

"Tankless" on water heater with humidifier in 2023

Furnace replaced in 2020

New shingles installed in 2021 / SOLAR PANELS installs 2024

New siding installed in 2022

The oversized double attached garage is fully finished with a beautiful EPOXY flooring (2024) cedar overhead door. This corner lot home has the added benefit of no sidewalk to shovel in the winter! Welcome to the best opportunity for the dream lake life!

Experience the charm of this amazing lake community in this rare, beautiful property!

Built in 1998

### **Essential Information**

MLS® #	A2203594
Price	\$829,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,642

Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9 Chaparral Cove Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3L4

### **Amenities**

Amenities	Park, Picnic Area, Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s), Beamed Ceilings, Ceiling Fan(s), High Ceilings, Jetted Tub, Skylight(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings, Electric Range, Humidifier, See Remarks, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Garden
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	342
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	The Real Estate District
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