

# \$1,699,900 - 76 Chaparral Cove Se, Calgary

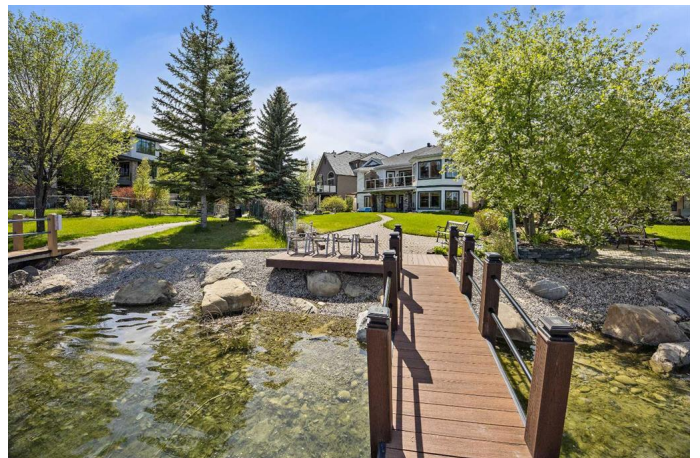
MLS® #A2206076

**\$1,699,900**

3 Bedroom, 3.00 Bathroom, 1,950 sqft  
Residential on 0.23 Acres

Chaparral, Calgary, Alberta

COTTAGE LAKESIDE RESORT LIVING -  
PREMIER LAKE CHAPARRAL LOCATION -  
Move in, and enjoy every second of this summer! Discover Estate Lakeside LIFESTYLE with all the best at your doorstep! Over 4,000 square feet of indoor and outdoor living space, with a lake in your backyard. Newer deck and private dock. Enjoy this home's prized location 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. You can swim directly from your property, from the well-manicured landscaping to the underground sprinklers with a fantastic water feature and your private lakefront dock. 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.. It 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, 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), Microwave Hood Fan, Washer/Dryer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Great Room, Mantle, Masonry, Outside, See Through, Stone, Oak, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

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

Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	58
Zoning	R-G
HOA Fees	552
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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