

# **\$724,900 - 171 Chaparral Common Se, Calgary**

MLS® #A2240404

**\$724,900**

4 Bedroom, 4.00 Bathroom, 1,888 sqft

Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Beautiful 4-Bedroom, 3.5-Bathroom 2 Storey Home in Desirable Lake Chaparral

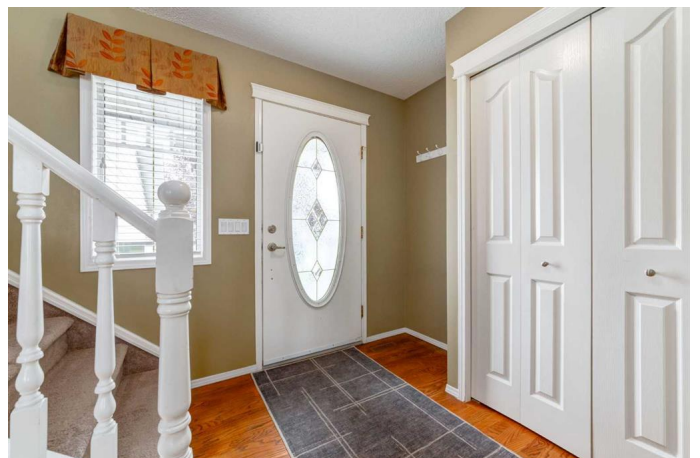
This fully finished home offers the perfect blend of comfort, functionality, and location. Situated on a quiet street in sought-after Lake Chaparral, you'll enjoy lake privileges and easy access to shopping, schools, transit, parks, and walking paths.

Inside, the open-concept layout is filled with natural light and features some beautiful ceiling features. The main floor includes a spacious living room with a cozy fireplace, a bright dining area with access to a large deck, and a kitchen ideal for entertaining, with a corner pantry and island for any type of get together.

Upstairs, the vaulted ceiling in the bonus room adds extra space for relaxing or gathering. The large primary bedroom features a walk-in closet and a 4-piece ensuite with a soaker tub and stunning glass surround shower. Two additional bedrooms and a full 4pc bathroom complete the upper level.

The fully finished basement includes a large rec room, flex space, a fourth bedroom, a 3-piece bathroom, and plenty of storage.

Enjoy the convenience of a double attached garage (22x20) plus a heated detached double garage (20x20) with 220V, and spray foam



insulationâ€”ideal for a workshop or extra vehicles. The Central Air Conditioning will enhance daily comfort, and ensure peaceful evening.

This is a well-maintained, move-in-ready home in a private and peaceful locationâ€”donâ€™t miss your chance to live in one of Calgaryâ€™s premier lake communities. Book your private viewing today, before it's too late!!!

Built in 1998

**Essential Information**

MLS® #	A2240404
Price	\$724,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,888
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	171 Chaparral Common Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3N1

**Amenities**

Amenities	Other
Parking Spaces	6

Parking	220 Volt Wiring, Double Garage Attached, Double Garage Detached, See Remarks
# of Garages	4

## Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Pantry, See Remarks, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	384
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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