

# \$689,986 - 146 Chaparral Close Se, Calgary

MLS® #A2262251

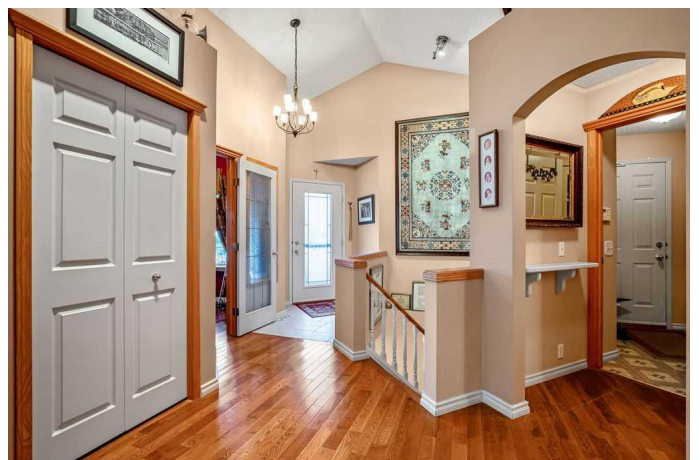
**\$689,986**

2 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

Sought after Lake Chaparral Villa - former show home! Experience this perfect balance of comfort, character, and thoughtful updates in this beautifully maintained home – a true retreat for every season. The flexible floor plan features two welcoming bedrooms - one in the lower level, three bathrooms, and a versatile den just off the front entry. Whether you need a private office, a place to welcome clients, or a quiet corner for music, reading, or hobbies, this space adapts seamlessly to your lifestyle. At the heart of the home, a bright and modern kitchen with granite counters and a central island invites gatherings with family and friends. Rich hardwood flooring flows throughout open-concept living areas, anchored by a striking three-sided gas fireplace that creates warmth and ambiance from every angle. The sunroom, framed with wraparound windows and skylights, brings in abundant natural light and offers a tranquil spot to enjoy morning coffee or afternoon relaxation. With open views to the south, west, and north, this home captures sweeping 270-degree vistas – offering a rare sense of space and privacy within the city. The fully finished lower level adds even more possibilities, complete with a cozy gas fireplace and generous living space for movie nights, games, or casual entertaining, with a generous storage area tucked neatly behind the finished space. Confidence comes with recent upgrades: siding and roof (2022), triple-pane windows and skylights, a refreshed



bathroom (2020), high-efficiency furnace and hot water tank (2024), plus brand-new fridge and dishwasher with transferable warranties. Outdoors, discover an award-winning xeriscaped garden, recognized by the Calgary Horticultural Society for its beauty and sustainability. Fruit trees, drought-tolerant plantings, a pergola, garden sheds, and irrigation create a stunning yet low-maintenance landscape. With a heated garage, central vacuum system throughout, and included extras – from an electric snow blower to tasteful garden art – this home offers both practicality and pride of ownership. Meticulously cared for and truly move-in ready, this property is prepared for its next chapter. Arrange your private tour today and see why it is exceptional!!! \*No Monthly Condo Fees\*

Built in 1997

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262251               |
| Price          | \$689,986              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,569                  |
| Acres          | 0.12                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 146 Chaparral Close Se |
| Subdivision | Chaparral              |
| City        | Calgary                |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 3L8 |

### **Amenities**

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Other, Park, Playground, Picnic Area                                                               |
| Parking Spaces | 4                                                                                                             |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Workshop in Garage, On Street |
| # of Garages   | 2                                                                                                             |

### **Interior**

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings                                                                                                   |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                     |
| Fireplaces        | Family Room, Gas, Glass Doors, Living Room, Mantle, Heatilator, Tile, Three-Sided                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                                                                                                                                              |

### **Exterior**

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                                                        |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Underground Sprinklers, Cul-De-Sac, Gazebo |
| Roof              | Pine Shake                                                                                                                                                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                                                                     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 10                |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 384 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office           MaxWell Canyon Creek

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