

# \$589,900 - 158 Chaparral Close Se, Calgary

MLS® #A2236069

**\$589,900**

1 Bedroom, 2.00 Bathroom, 1,265 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

This beautiful bungalow villa is a former show home and set up perfectly for living on the main floor for a retired couple or if you develop the basement someone with teenagers. The original owner has looked after this property very well and has loved living here. Over the years he has installed triple pane windows and new exterior doors, added R50 insulation in the attic, refurbished the kitchen with high quality Maple cabinets, added beautiful backsplash and granite counters along with Stainless steel appliances, that include a gas top oven and a water and ice dispenser on the fridge. All Poly B has been replaced, the engineered hardwood floors have been refinished, the furnace was changed in 2010, a new hot water tank was installed in 2022, there's Central Air Conditioning and the back yard has been made into a second summer living space with a beautiful covered deck, extensive patio stone work and elevated gardens. If your passionate about your yard you will love it! All the rooms on the main floor are a generous size including the Primary bedroom with a fantastic en suite that includes a shower, soaker tub and walk in closet! There's also a beautiful three sided gas fireplace, in wall and in ceiling speakers, front office/den, main floor laundry, a spacious dining area to host amazing meals and a large Living room for relaxing. Downstairs is a blank canvas for development as it is large and there is roughed in plumbing. All the downstairs shelving and the work bench can stay. In



addition, the garage is insulated and drywalled and there is a nice front porch to enjoy as well. This non smoking, pet free home is a pleasure to view and within easy walking distance to the lake. A special opportunity!

Built in 1997

### Essential Information

MLS® #	A2236069
Price	\$589,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,265
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	158 Chaparral Close Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3L7

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated, On Street, See Remarks
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Dining Room, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Private, See Remarks
Roof	Pine Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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