

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

MLS® #A2206076

**\$1,699,900**

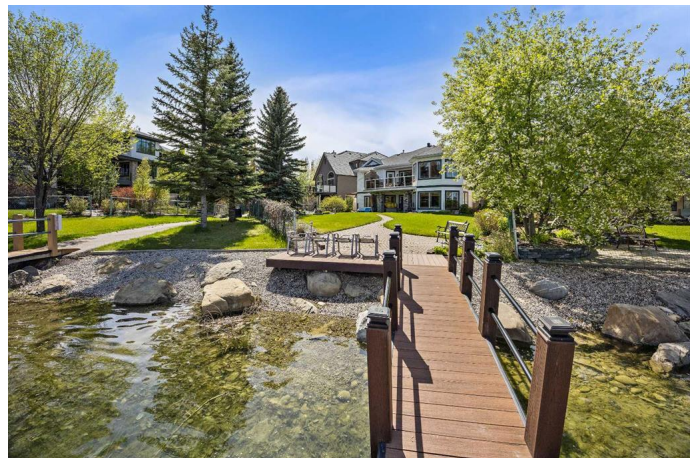
3 Bedroom, 3.00 Bathroom, 1,950 sqft

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! If you find a 1956 sq ft Bungalow on .22 Acre lot backing onto a lake with your own private dock, inside the city of Calgary â€¦ buy itâ€¦ because you wonâ€™t see that unicorn again anytime soonâ€¦ You havenâ€™t lived in your house until you have lived on a lake. Why waste all your time and effort driving packing and unpacking to camp for 2 days and drive back? â€¦ when you can enjoy Swimming fishing, kayaking, etc...: EVERYDAYâ€¦ your home is your resortâ€¦ even in the winter .. outdoor hockey with the kids, ice fishing on the weekend with your neighbours â€¦ Walking in the private park under the Christmas lights â€¦ Donâ€™t just invest in a house when you have the opportunity to invest in your lifeâ€¦ 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	Double Garage Attached, Garage Door Opener, Concrete Driveway, Garage Faces Front, Insulated, Oversized, Side By Side
# of Garages	2
Is Waterfront	Yes

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Breakfast Bar, Granite Counters, Jetted Tub, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Window Coverings, Gas Stove, Washer/Dryer
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	Private Yard, Built-in Barbecue, Covered Courtyard, Dock, Lighting, Rain Gutters
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Waterfront, Cul-De-Sac, Fruit Trees/Shrub(s), Gentle Sloping, Lake, Pie Shaped Lot, Underground Sprinklers, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	113
Zoning	R-G
HOA Fees	552
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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