

# \$625,000 - 153 Chaparral Villas Se, Calgary

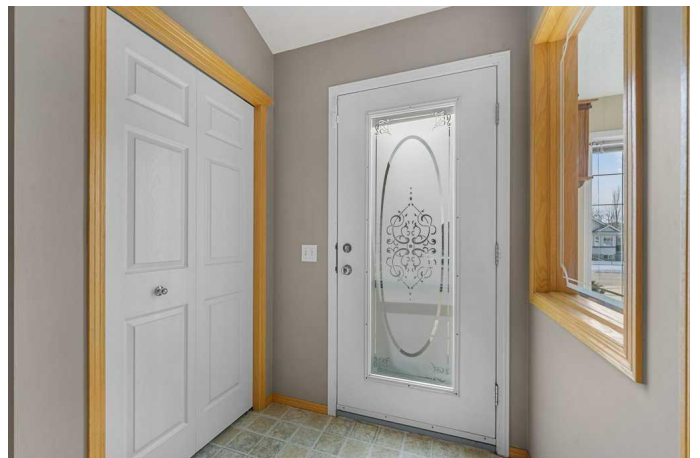
MLS® #A2195585

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft  
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Suppose someone was a grandparent, wanting a LAKE COMMUNITY for the kiddos, but a QUIET VILLA for themselves. Well, if that's you, kindly keep reading. Are you ready for a BUNGALOW VILLA, but still like to do some of your own GARDENING & LIGHT YARDWORK? Would you prefer a villa with NO CONDO or HOA MAINTENANCE FEES? That's exactly what you will find at 153 Chaparral Villas SE. This lovely one-owner bungalow was built in 2002. On a slightly PIE-SHAPED lot, you will love that bit of extra backyard space and privacy. Would you like a hobby room, maybe even a shop? Well, check out this double garage to discover the ideal 'man-cave', with a high ceiling for extra storage and an extra 4' of depth (over 25' deep), allowing for a mini-shop in the garage plus room for a larger shop, if you wish, in the basement. The garage is WIRED FOR 220 to run a compressor (compressor can be included), with a couple lines to the basement as well. GREAT FLOOR PLAN! Garage is linked to mudroom/laundry room. Half bathroom is nicely tucked away. From the front door: To your left you will see a COZY FRONT ROOM that can serve as your office, reading or TV space, with three windows for PLENTY OF NATURAL LIGHTING. The main level features a DRAMATIC VAULTED CEILING which makes the home feel even larger. How would you like a kitchen with a corner pantry, large central island and stone countertops? You can have your breakfast at



the island bar or entertain the whole crew in your spacious kitchen nook. The living room has its own vaulted ceiling, allowing for a stylish triangular upper window. The owner upgraded to a 'Valor' gas fireplace that kicks out the heat quite impressively! Enjoy year-round comfort with TWO FIREPLACES (both 'Valor') and CENTRAL AIR CONDITIONING! The primary bedroom is very spacious, can easily handle a king bed and furniture. Walk-in closet and ensuite bathroom with easy step-in shower. Main floor laundry. Downstairs you will find an open REC ROOM, two more bedrooms (or bedroom and hobby room), another full bathroom (with tub/shower), and very spacious storage space that is currently set up as a shop. NO POLY-B waterlines in this home! Wander down the landscaped side yard to your back gate or step out back to a two-tiered deck. The first section is covered so you can sip your coffee in the rain. The lower section is larger with aluminum railing and a step-down to a 'paver' patio and garden. The large storage shed will help keep your garage tidy. If you are not familiar with THE LAKE in Chaparral, take a look! Enjoy the privileges of lake access a short walk away. Keep the kids busy with BOATING, FISHING, SWIMMING, OR SKATING IN THE COOLER MONTHS. You can also new friendships playing tennis or pickleball. Do you like to ride bikes? You're a short distance from the Sikome Lake entry to Fish Creek Park, where you can take long walks along the river, or ride bikes along the upper ridge for stunning mountain views.

Built in 2002

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2195585  |
| Price    | \$625,000 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,268                  |
| Acres          | 0.10                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 153 Chaparral Villas Se |
| Subdivision | Chaparral               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 3N5                 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Beach Access, Boating                   |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached, 220 Volt Wiring |
| # of Garages   | 2                                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Stone Counters   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings, Freezer, Humidifier |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Awning(s)                |
| Lot Description   | Pie Shaped Lot           |
| Roof              | Wood                     |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 26              |
| Zoning         | R-G             |
| HOA Fees       | 372             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.