

# \$700,000 - 197 Chaparral Circle Se, Calgary

MLS® #A2232166

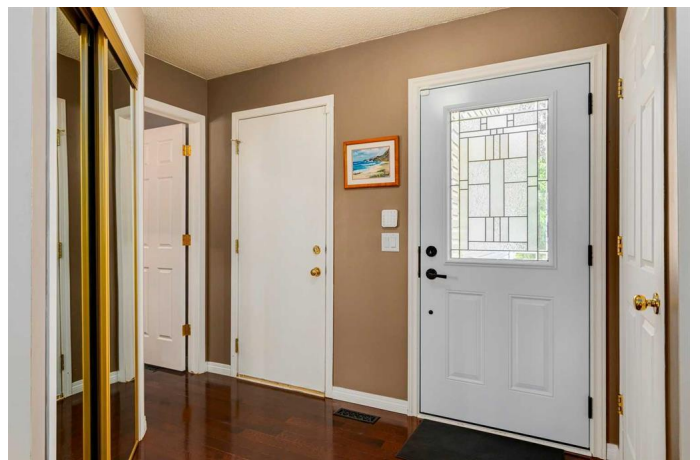
**\$700,000**

3 Bedroom, 4.00 Bathroom, 1,719 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

\*\*\*Open House Saturday June 28th 2-4pm\*\*\*Welcome to this meticulously cared-for home in the heart of Lake Chaparral, one of Calgary's most beloved lake communities, offering exclusive access to a 32-acre private lake, 21-acre park, pathways, and year-round activities for the whole family. This 3-bedroom, 3.5-bathroom home impresses from the moment you arrive with its beautifully landscaped front yard and welcoming curb appeal. Inside, you'll find a blend of hardwood flooring, cozy carpet, and updated vinyl plank in key areas. The triple-pane windows and Hunter Douglas window coverings provide both energy efficiency and style throughout. Inside, the main level features a bright living room with large windows, offering lovely views of the yard and flowing seamlessly into the open-concept kitchen and dining area. The kitchen boasts a two-tone design, central island, and a massive walk-through pantry that houses the laundry area and connects to a 2-piece powder room—a layout designed for optimal function and flow. Upstairs, you'll find a large family room with vaulted ceilings, a step-down layout, and a cozy gas fireplace with mantle—a perfect family hangout. The upper level also includes three bedrooms: two with carpet and one with vinyl plank flooring. The primary suite is a true retreat, featuring a walk-in closet, spacious 4-piece ensuite, and jetted tub. An additional 4-piece bathroom with updated vinyl plank



flooring serves the other bedrooms.  
Step outside to the private backyard oasis, complete with a Duradeck patio, privacy screens, mature trees, and a gas line for your BBQâ€”perfect for relaxing or entertaining. The fully finished basement offers a large recreation room, an additional 4-piece bathroom, and plenty of space for hobbies, fitness, or play. Mechanical updates include a high-efficiency furnace, energy efficient heat pump, humidifier, and the complete removal of all Poly-B plumbingâ€”a major value-add for peace of mind.  
This home is located just moments from schools, shopping, major roadways, and the incredible amenities of Lake Chaparralâ€”a true four-season community. Come experience the lifestyle you've been waiting for!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232166    |
| Price          | \$700,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,719       |
| Acres          | 0.09        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 197 Chaparral Circle Se |
| Subdivision | Chaparral               |
| City        | Calgary                 |

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

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Beach Access, Other, Party Room, Picnic Area, Playground, Visitor Parking |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Mantle   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Private Yard  |
| Lot Description   | Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 22              |
| Zoning         | R-G             |
| HOA Fees       | 384             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office                RE/MAX First

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