

# \$679,900 - 44 Chaparral Way Se, Calgary

MLS® #A2260380

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

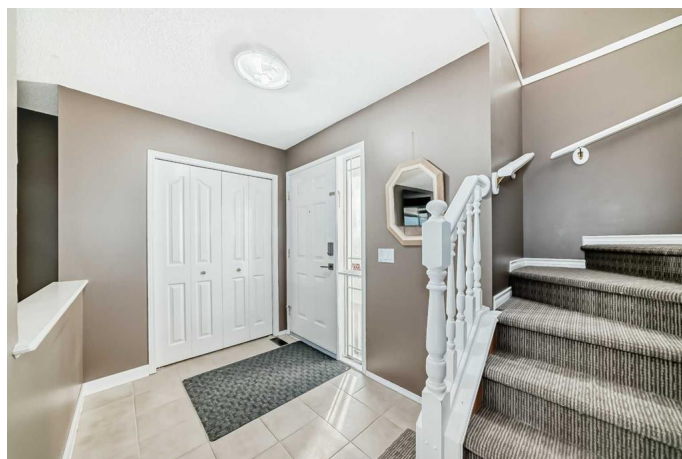
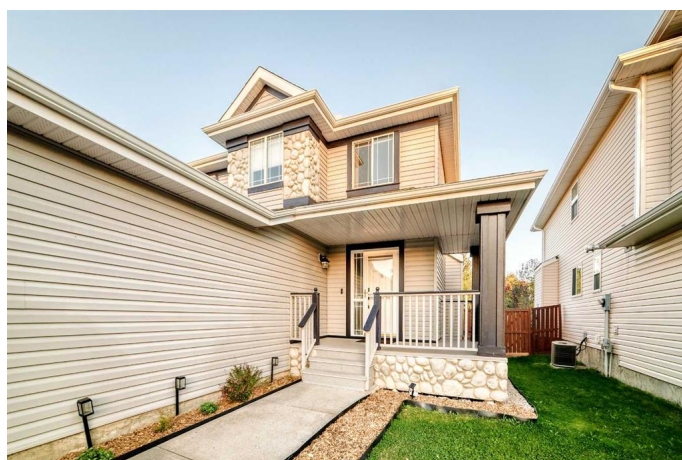
AWESOME LAKE LOCATION !!8 minute walk to Chaparral lake 6 minute walk to Saint Sebastian elementary.3 minute walk to soccer field/green space with a playground in front of house. Fully developed 3+1 bdrm 1600 sq ft 2 storey with double attached garage.Comes with wall mounted 75 inch Hisense TV ,New washer dryer and microwave and central air conditioning,3.5 bathrooms,large rec room ,natural gas fireplace,hardwood floors.Backyard has multilevel deck and storage shed and nice yard perfect for growing family

Built in 1996

## Essential Information

MLS® #	A2260380
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,614
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information



Address	44 Chaparral Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2x3k6

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Close to Clubhouse, Lake, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 3rd, 2025
Days on Market	5
Zoning	R-G
HOA Fees	385
HOA Fees Freq.	ANN

### **Listing Details**

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.