

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

MLS® #A2232166

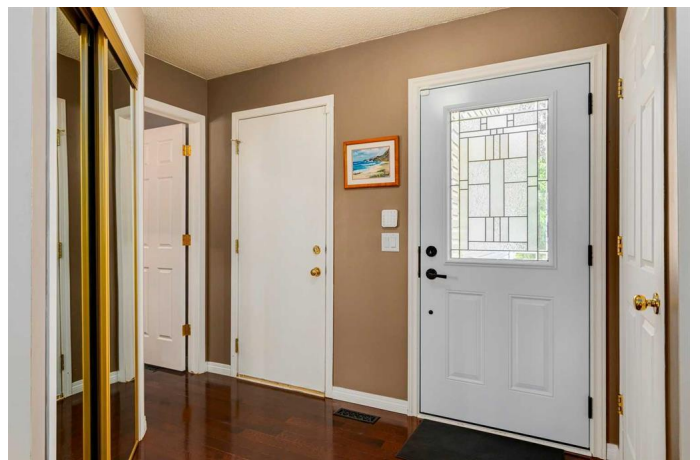
**\$700,000**

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 BBQ—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 plumbing—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 Chaparral—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	23
Zoning	R-G
HOA Fees	384
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.