



THE
A-TEAM

**RE/MAX
FIRST**

18372 CHAPARRAL Street, Calgary T2X 3K9

MLS®#: **A2133271**

Area: **Chaparral**

Listing Date: **05/17/24**

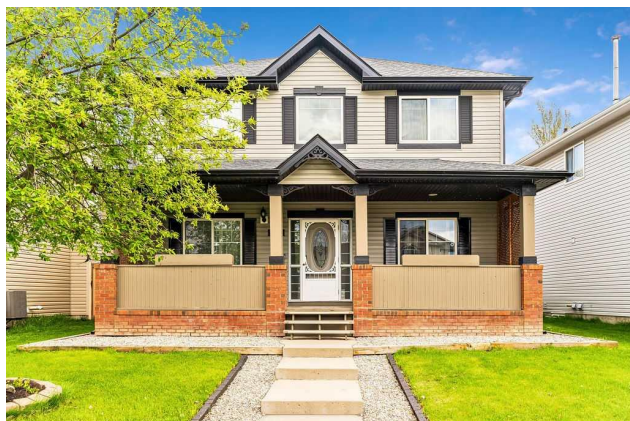
List Price: **\$734,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 05-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,467 sqft**
Lot Shape:

Access:

Lot Feat: **Other**

Park Feat: **Double Garage Detached,Heated Garage,Oversized,See Remarks**

DOM

42

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 16`0"
Kitchen	Main	12`8" x 14`0"
Bedroom - Primary	Upper	12`0" x 13`7"
Bedroom	Upper	8`10" x 11`2"
Den	Basement	8`4" x 14`4"
2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`0" x 10`6"
Bedroom	Main	9`6" x 11`0"
Bedroom	Upper	9`4" x 9`7"
Game Room	Basement	15`4" x 19`0"
Laundry	Basement	10`6" x 12`1"
4pc Ensuite bath	Upper	0`0" x 0`0"

Title: **Fee Simple**
 Legal Desc: **9712517**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to this beautifully updated home which sits just steps to the entrance to Lake Chaparral (lake, green space, tennis courts, etc). This updated home with a warm classic exterior and clean contemporary interior shows true pride of ownership and features an oversized, heated detached double garage (very rare find for Chaparral) with a parking slip for your RV/trailer beside the garage. An inviting covered front porch greets you and opens into an equally charming and spacious open to above foyer. The main floor bedroom can also be used as an office/den. The kitchen is picture perfect with beautiful white cabinetry, quartz countertops, stone backsplash with glass accents, gas range, and island with raised eating bar. The dining area is spacious enough for gatherings and the family room features a beautiful fireplace perfect for enjoying cozy nights in. The back mudroom has a dog door access as well as a convenient powder room. The upstairs features a large Primary bedroom with a walk in closet and a spa like ensuite with heated floors, custom walk in shower and jetted soaker tub. There are two additional bedrooms and a flex area perfect for a study/homework station or sunny home office space. The main bathroom has a full custom travertine walk in shower. The fully finished basement provides even more space to enjoy with large recreation room, bar area, and double french doors to a flex room perfect for an exercise space or office. The laundry room also has a hobby area and there is plenty of storage space. Enjoy summer nights out in the private backyard or on the spacious front veranda. There is also a large side dog run with separate gate access for RV parking. The oversized detached garage is loaded with features including an all weather rubber parking pad, insulation, heater, 220V, Tesla/EV charger, and built in storage. This home has endless upgrades including amazing plantation shutters, recently updated LVP flooring, custom crown mouldings plus a newer roof, siding, eavestroughs and garage door (all 2021-2022). All Poly-B plumbing has been removed and replaced. A huge feature is the 2 minute walk (not joking!) to the beach and lake amenities. This is truly a family lifestyle home with year round access to the lake where you can enjoy activities from swimming, fishing, tennis/basketball, beach volleyball and ice skating.**

Inclusions: **Lawnmower, BBQ, built-in bed in boy's bedroom, built in closet unit in main floor bedroom stays, storage unit in laundry room**

Property Listed By: **Park Real Estate Associates Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

