



THE A-TEAM

RE/MAX FIRST

76 CHAPARRAL Cove, Calgary T2X 3L2

MLS@#: A2134166 Area: Chaparral Listing 05/24/24 List Price: \$1,650,000
Status: Active County: Calgary Change: -\$75k, 03-Jun Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1996
Lot Information
Lot Sz Ar: 9,902 sqft
Lot Shape:

DOM

32
Layout
Beds: 3 (1 2)
Baths: 3.0 (3 0)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Lake,Front Yard,Gentle Sloping,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Yard Lights,Pie Shaped Lot,Views,Waterfront Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces
Park Feat: Front,Insulated,Oversized,Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Built-in Barbecue,Covered Courtyard,Dock,Lighting,Private Yard,Rain Gutters
Construction: Concrete,Stone,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Washer/Dryer,Window Coverings
Int Feat: Bar,Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, etc. with their respective levels and dimensions.

4pc Ensuite bath
Breakfast Nook
Kitchenette

Basement
Main
Basement

0`0" x 0`0"
17`6" x 15`0"
10`9" x 9`0"

Furnace/Utility Room
Game Room
Storage

Basement
Basement
Basement

9`0" x 7`2"
18`3" x 15`4"
15`1" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

9612085

Remarks

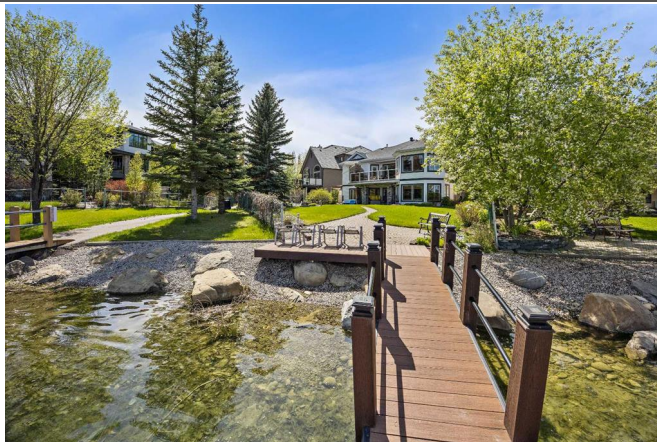
Pub Rmks:

****MOVE IN NOW** Discover Estate Lake living with all the best at your doorstep! Jayman BUILT Chaparral Lake walk-out bungalow, and this home is available for a QUICK June possession. Move in ready for this summer! Enjoy the quality finishing and prized wealth that abounds in this home. Situated on a quiet private cul de sac with an east-facing rear yard, all on a 0.22-acre homesite. PREMIER LAKE LOCATION - VIEWS and RESORT LIFESTYLE LIVING. It is a family-approved location with a backyard to relax and unwind. From the well-manicured landscaping to the underground sprinklers, plus a wonderful water feature and your private lakefront dock, you can swim from your property. Just Move in! The current owners have lovingly maintained this fully finished WALK-OUT bungalow with an extensive list of luxury upgrades. This bright open design features 1950 sf on the main floor with high 11' ceilings, travertine flooring, a family room with a three-sided stone-faced see-through gas fireplace, and all overlooking the kitchen and front dining room. Main floor living also includes an office /flex room, open foyer, breakfast nook, large primary bedroom suite, kitchen, full bath, mud room & laundry area. A CHEF's dream kitchen with tall custom cabinetry and doors, modern granite counters, stainless steel appliances, a dramatic central island with an undermount sink, and a large corner pantry complete this amazing space. The Master retreat features more views, a private door to the upper deck, a walk-in closet with organizers & a large modern spa-like owner's suite featuring granite top vanities, a corner soaker tub, and a separate tiled shower with 10-mil glass. The W/O basement is finished with 1674 SF developed with more room for entertaining, with large windows (2 bedrooms/open 35'x15' family room with another entertainment wall and gas fireplace, wet bar, full 4 piece bath, storage area). Other upgrades include A/C, lower level 18' x 16' covered concrete patio, upper 20' x 12' deck with vinyl decking, glass rail, and built-in BBQ, newer asphalt roofing, and mature landscaping with a water feature/pond. Living at its Best with nature, community, and wildlife at your doorsteps. Take advantage of this sought-after SE corner of the city. Truly estate living with quality lifestyle being so close to first-class golf courses, schools, parks, transit, shopping, road and highway infrastructure access all nearby. Call your friendly REALTOR(R) today to book a viewing!**

Inclusions:
Property Listed By:

None
Jayman Realty Inc.

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



76 CHAPARRAL COVE SE

MAIN LEVEL AREA - 1950.21 Sq Ft / 181.17 m²
TOTAL ABOVE GRADE HHS SIZE - 1950.21 Sq Ft / 181.17 m²

BASMENT DEVELOPED AREA (BD) - 1674.64 Sq Ft / 155.57 m²

BELOW GRADE ENCLOSED AREA (BE) - 275.57 Sq Ft / 25.60 m²

TOTAL AG/BD AREA - 3600.42 Sq Ft / 332.34 m²









