



THE
A-TEAM

**RE/MAX
FIRST**

26 CHAPARRAL VALLEY Green, Calgary T2X 0M3

MLS®#: **A2134385**

Area: **Chaparral**

Listing Date: **05/23/24**

List Price: **\$785,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 11-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **5,080 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,316**

Low Sqft:

Ttl Sqft: **2,316**

DOM

33

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Lawn,Pie Shaped Lot**

Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`11" x 12`11"	Kitchen	Main	13`8" x 10`11"
Dining Room	Main	14`4" x 7`0"	Mud Room	Main	7`11" x 7`9"
Den	Main	10`11" x 9`11"	2pc Bathroom	Main	4`11" x 4`7"
Bedroom - Primary	Second	15`5" x 14`5"	Walk-In Closet	Second	9`9" x 5`7"
Bedroom	Second	12`11" x 9`5"	Bedroom	Second	11`5" x 11`0"
Bonus Room	Second	17`10" x 14`5"	Laundry	Second	5`11" x 5`6"
4pc Bathroom	Second	9`4" x 4`11"	5pc Ensuite bath	Second	10`5" x 9`11"

Bedroom
Game Room
4pc Bathroom

Basement
Basement
Basement

14`0" x 8`4"
23`5" x 16`9"
7`5" x 4`10"

Bedroom
Furnace/Utility Room

Basement
Basement

11`8" x 8`3"
9`10" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0716323

Remarks

Pub Rmks:

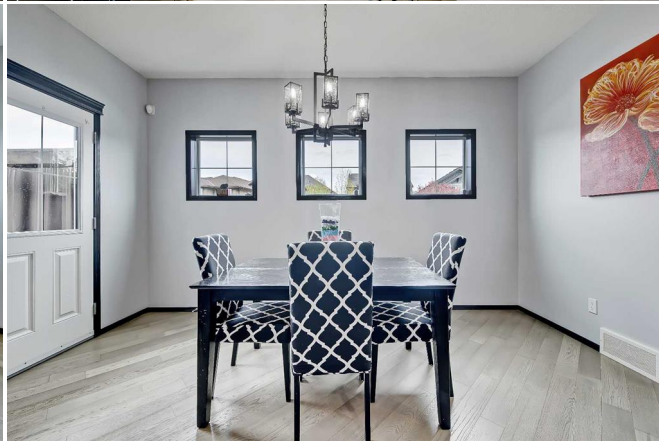
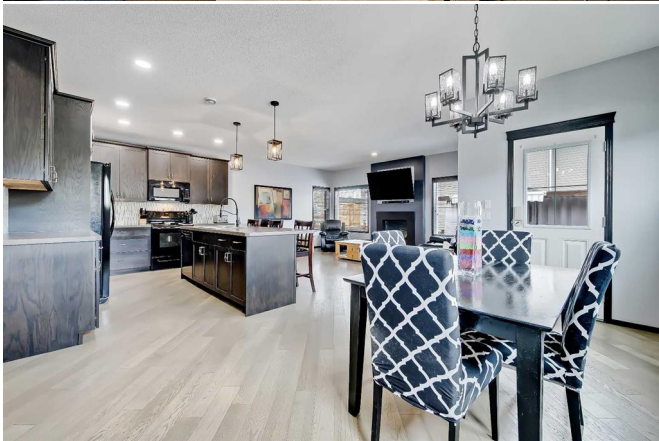
5 BEDROOMS | LARGE CORNER LOT | FISH CREEK PARK & BLUE DEVIL GOLF CLUB JUST MINUTES AWAY! This attractive and spacious 5-bedroom home is situated on an oversized corner lot, has an exceptional floor plan and just over 3,200 sqft of functional and versatile living space. The location within the community is also second to none, right in the heart of Chaparral Valley and easily walkable to parks, playgrounds, pathways, sports fields, retail, numerous Fish Creek Park access points, the Bow River and is of course, just minutes to Blue Devil Golf Club. As you step inside, you will be impressed by the attention to detail and open concept floor plan that allows for a seamless flow between living spaces and is perfect for entertaining or spending time with family and friends. The large, bright living room is adjacent to the dining room and the kitchen that features a centre island with seating, rich cabinetry, full appliance package including a refrigerator with water and ice, ample storage and counter space and a massive walkthrough pantry that leads to the mud room and attached double garage. The main floor is completed with a spacious front entry, generous den and a half bathroom. The upper level offers a huge 17'10" x 14'5" bonus room perfect for movie nights, large second and third bedrooms, the main 4-piece bathroom and the centrepiece which is the primary bedroom suite with ample room for a king size bed and furniture, a spa-like 5 piece ensuite bathroom with dual vanities, deep soaker tub, oversized shower with a bench and a large walk-in closet that connects directly to the upper level laundry room. The finished basement has an enormous amount of additional living space, the majority of which was finished by the builder. This level offers roomy fourth and fifth bedrooms, another full 4-piece bathroom, large mechanical/utility room and the oversized 23'5" x 16'9" recreation room/flex space that is currently set up as a full home gym. The large corner lot provides a large yard that is truly a private oasis featuring a huge 25'5" x 17'11" deck with privacy curtains, perfect for relaxing with a morning coffee or hosting barbecues nights. There is also a dog run area and a spacious and lush lawn space. The list of additional features includes new shingles and siding (2 years old), 9' ceilings and hardwood on the main level, a cozy gas fireplace in the living room, numerous new pot lights and custom lighting fixtures throughout, mud room lockers, additional custom-built storage space in the garage, central vacuum system with attachments, a quiet location within the community and much more! Welcome Home.

Inclusions:
Property Listed By:

TV Mounts (4)
CIR Realty

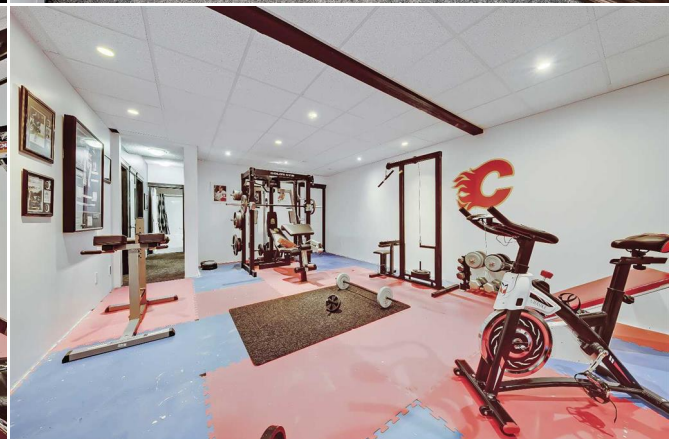
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

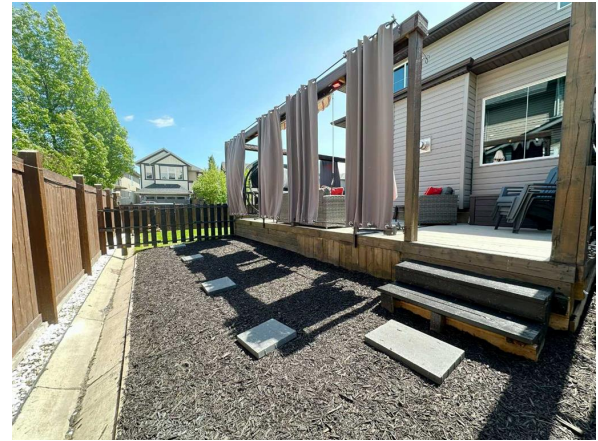












*fish creek park,
pathways, green spaces
& playgrounds*



*basketball courts,
sports fields &
blue devil golf club*



MAIN FLOOR PLAN

26 chaparral valley green se



UPPER FLOOR PLAN

26 chaparral valley green se



LOWER FLOOR PLAN

26 chaparral valley green se