



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**76 CHAPARRAL Cove, Calgary T2X 3L2**

MLS®#: **A2154526**

Area: **Chaparral**

Listing Date: **08/02/24**

List Price: **\$1,650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,950**  
Low Sqft:  
Ttl Sqft: **1,950**

Lot Information

Lot Sz Ar: **9,902 sqft**  
Lot Shape:

DOM

**47**  
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 Front,Insulated,Oversized,Side By Side**

Park Feat:

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

Room	Level	Dimensions
Living Room	Main	18`0" x 15`0"
Dining Room	Main	16`8" x 11`0"
4pc Ensuite bath	Main	0`0" x 0`0"
Den	Main	12`0" x 10`1"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Basement	18`2" x 14`11"

Room	Level	Dimensions
Kitchen	Main	14`3" x 13`5"
Bedroom - Primary	Main	16`0" x 12`11"
Foyer	Main	11`0" x 6`4"
Laundry	Main	9`11" x 6`7"
Family Room	Basement	17`6" x 15`7"
Bedroom	Basement	11`8" x 11`3"

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:

9612085

Zoning:  
R-1

Remarks

Pub Rmks:

**Discover Estate Lakeside Living with all the best at your doorstep! 4000+ square feet of indoor and outdoor living space with a lake in your backyard. Move in, ready for this summer! Newer deck and private dock. PREMIER LAKE LOCATION .22 ACRES - VIEWS and RESORT LIFESTYLE LIVING. Enjoy this home's quality finishing and prized wealth—situated on a quiet private cul de sac with an east-facing rear yard. 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. This fantastic space is 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. The primary bedroom 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, a lower level 18' x 16' covered concrete patio, an 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**