



THE
A-TEAM

**RE/MAX
FIRST**

243 CHAPARRAL RAVINE View, Calgary T2X 0A6

MLS® #: **A2155091**

Area: **Chaparral**

Listing Date: **08/09/24**

List Price: **\$899,800**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **2,754**

Low Sqft:

Ttl Sqft: **2,754**

Lot Information

Lot Sz Ar: **5,855 sqft**

Lot Shape:

DOM

41

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**

Flooring:

Carpet,Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Office	Main	9`9" x 12`8"
Kitchen	Main	15`4" x 13`1"	Living Room	Main	25`9" x 17`11"
Bedroom	Second	13`7" x 17`10"	5pc Ensuite bath	Second	
Bedroom	Second	10`9" x 13`7"	Bedroom	Second	15`9" x 12`8"
5pc Bathroom	Second		Laundry	Second	5`8" x 13`7"

Bedroom
Living Room

Second
Basement

15`1" x 12`1"
31`5" x 23`7"

Bedroom
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

13`8" x 13`1"

Title:
Fee Simple
Legal Desc:

0711398

Zoning:
R-1

Remarks

Pub Rmks:

****Make your first visit through the 3D Tour**. This move in ready family home that has over 4000sqft of developed living space has 5 big bedrooms, multiple areas to gather, steps away from Fish Creek Park and has lake privileges for year round fun. Upon entry of this home you'll discover an open foyer area that leads you into the home. There is a large office with glass French doors and built-ins that is conveniently located near the front of the home. Continue into the heart of the home to find a kitchen that has loads of granite countertop space, plenty of cupboards, gorgeous tile backsplash, a corner pantry, and a large island with breakfast bar. The kitchen overlooks the spacious, carpeted family room that enjoys a three way fireplace and a built in tv area. The dining area is located right off of the family room and overlooks the sunny west backyard. Step outside into the Suncoast Enclosures sunroom to enjoy the outdoors in the comfort of an enclosed area all year round. The backyard has stamped concrete, a large shed and feels like a private oasis with all of the trees. Back inside, go upstairs to discover four large bedrooms, each with their own walk in closets and the primary bedroom enjoys a five piece ensuite and has two walk in closets. There is a laundry room upstairs, as well as an additional 5 piece bathroom for the kids. The basement has a large recreational retreat area that has been used as a movie area, complete with sounds surround and a built in bar area. There is an additional bedroom downstairs as well as a newly completed 3 piece bathroom and storage room with built-in shelves. This home has been decorated in neutral colours and is clean throughout. It has A/C, water softener and an upgraded hepa filter system for increased air quality. Located in the community of Lake Chaparral, this home has access to the lake and is close to Fish Creek Park, stores, schools, restaurants and major road ways. Make this house your new home today!**

Inclusions:
Property Listed By:

Alarm system, Shed, speakers, Amp, Screen, blinds & drapes in house
RE/MAX Landan Real Estate

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