



64 CHAPARRAL Way, Calgary T2X 3K5

MLS®#: **A2157899** Area: **Chaparral** Listing Date: **08/14/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **4,962 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,521**
 Low Sqft:
 Ttl Sqft: **1,521**

DOM

36
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`11"	4pc Ensuite bath	Main	11`1" x 5`1"
Bedroom	Main	11`1" x 11`2"	Bedroom	Main	11`1" x 9`5"
Breakfast Nook	Main	12`3" x 11`0"	Dining Room	Main	14`9" x 9`6"
Kitchen	Main	12`7" x 11`4"	Laundry	Main	5`7" x 7`3"
Living Room	Main	14`4" x 11`5"	Bedroom - Primary	Main	14`10" x 14`3"
Bedroom	Basement	10`6" x 14`4"	Bedroom	Basement	10`11" x 14`4"
Bedroom	Basement	10`2" x 14`3"	Kitchen	Basement	19`6" x 12`1"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**32`2" x 15`5"
14`4" x 13`11"**

4pc Bathroom

Basement

6`6" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9610799

Zoning:
R-1

Remarks

Pub Rmks:

Welcome Home | Bungalow | 1500+SQFT | 6-Bedrooms | 3 Full-Bathrooms | Open Floor Plan | Lake Access | Dream Kitchen | Double car Garage | Main floor Laundry | Spacious south facing Yard & Much More | This Extraordinary opportunity to own this well kept home in the modern community of Chaparral S.E. The main floor features a Master bedroom with a large 4 pc ensuite & a Walk-in closet, 2 Additional bedrooms with an additional 4pc bathroom, laundry room. Open concept Living, kitchen & Dining, premium Quartz countertops. Basement with 3 bedroom, full bathroom & a bar, an entertainment/Rec/gaming room! Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!

Inclusions:
Property Listed By:

**N/A
AMG Realty**

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