



THE A-TEAM

RE/MAX FIRST

76 CHAPARRAL Road, Calgary T2X3J8

MLS@#: A2159748 Area: Chaparral Listing Date: 08/22/24 List Price: \$799,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1996
Lot Information
Lot Sz Ar: 5,037 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 1,931
Low Sqft:
Ttl Sqft: 1,931

DOM

27
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,Front Yard,Lawn,Landscaped,Level,Rectangular Lot
Park Feat: Double Garage Attached,Driveway,Front Drive,Garage Door Opener

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None

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

Kitchen Appl: Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: Bar,Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry,Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Family Room, Kitchen, Living Room, etc.

Bedroom	Basement	12`3" x 9`0"	Game Room	Basement	16`4" x 37`10"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R-1			
Legal Desc:	9511087			Remarks	

Pub Rmks: **Nestled in the vibrant lake community of Chaparral, this remarkable 5 bedroom home showcases pride of ownership at every turn. Located in one of Calgary's most coveted neighborhoods, this residence offers an ideal blend of comfort and convenience, designed with the needs of a large or multi-generational family in mind. The community of Lake Chaparral is known for its outstanding amenities, including exclusive lake access for year-round activities such as swimming, fishing, and skating. Families will appreciate the amazing schools in the area, ensuring an excellent education close to home. Additionally, the neighborhood is just a short distance from a variety of shopping centers, restaurants, and other commercial amenities, making everyday living both convenient and enjoyable. Inside, the spacious main level includes a well-appointed kitchen with a cozy breakfast nook that seamlessly flows into a generously sized living area, adorned with a gas fireplace. A formal dining room, a second inviting living space, and a substantial mudroom with laundry facilities complete the main floor. Ascend to the second level where a grand master suite awaits, complete with a luxurious ensuite and a sizable walk-in closet. Three additional bedrooms and a main bathroom, illuminated by a skylight, provide ample accommodation on this level. The fully developed basement with separate entrance offers even more living space, comprising a sizable rec room with kitchenette, a storage room, and additional 5th bedrooms. Another full bathroom adds convenience and functionality to this level. Outside, the landscaped backyard enjoys west exposure, bathing the home in natural light throughout the day, while central air conditioning ensures comfort during the warmer months. Rarely does a home of this caliber come to market in the sought-after Chaparral community, offering the perfect blend of luxury, comfort, and community living.**

Inclusions: **Basement Fridge & Basement Hoodfan**
Property Listed By: **Charles**

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