



THE
A-TEAM

**RE/MAX
FIRST**

63 CHAPALINA Crescent, Calgary T2X 3R8

MLS® #: **A2160430**

Area: **Chaparral**

Listing Date: **08/29/24**

List Price: **\$655,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,951 sqft**
Lot Shape:

Access:

Lot Feat: **Reverse Pie Shaped Lot**
Park Feat: **Oversized, Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,601**
Low Sqft:
Ttl Sqft: **1,601**

DOM

21
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`10" x 23`9"
Mud Room	Main	5`7" x 5`3"
Dining Room	Main	10`4" x 7`2"
Pantry	Main	3`11" x 4`1"
Bedroom	Upper	11`3" x 9`9"
Laundry	Upper	6`8" x 7`7"
5pc Ensuite bath	Upper	9`5" x 5`10"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`3"
Kitchen	Main	13`9" x 14`3"
Living Room	Main	12`8" x 11`10"
Bedroom	Upper	11`4" x 10`4"
4pc Bathroom	Upper	8`5" x 4`11"
Bedroom - Primary	Upper	13`11" x 11`6"
Walk-In Closet	Upper	9`3" x 6`9"

Storage
Family Room
Other

Basement
Basement
Basement

7`7" x 7`1"
13`11" x 20`10"
5`3" x 4`6"

Furnace/Utility Room
4pc Bathroom

Basement
Basement

7`7" x 11`7"
8`5" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0010146

Remarks

Pub Rmks:

Welcome home to this beautiful NEWLY RENOVATED home with a (very private back yard), on a sprawling pie-shaped lot, in the beautiful lake community of Chaparral. The main floor boasts a large open living space with NEWLY REFINISHED HARDWOOD flooring, stunning kitchen & dining area, cozy living room with GAS FIREPLACE, and 2 pc powder room. Your gorgeous DREAM KITCHEN features stainless steel appliances, 42" cabinets, FRENCH DOOR WALL OVEN WITH WIFI, GAS COOKTOP, high end Bosch dishwasher, & gleaming stone countertops. Upstairs you'll find three large bedrooms, including the primary bedroom which boasts a large walk-in closet & updated 5 pc ensuite with MULTI-HEAD SHOWER, bench and HEATED FLOOR. A 4 pc main bath & large laundry room complete the upper level. The basement awaits your finishing touch, just choose your flooring & enjoy family time in the LARGE FAMILY ROOM complete with BAR area. This home also offers a NEW HIGH EFFICIENT FURNACE & A/C, NEWER WATER HEATER (4 yrs old), heated garage, high end vacuflor with sweep, NEW SIDING & NEW ROOF, Nest learning thermostat with sensors, Nest protect smoke & CO detectors on all levels, Hot water recirculation system for IMMEDIATE HOT WATER to second floor. This home is an absolute MUST SEE. You'll appreciate the impeccable attention to detail and pride of ownership here.

Inclusions:
Property Listed By:

**Hood fan, Shed,
First Place Realty**

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









