



THE
A-TEAM

**RE/MAX
FIRST**

148 CHAPARRAL VALLEY Gardens, Calgary T2X 0P9

MLS®#: **A2163311**

Area: **Chaparral**

Listing Date: **09/23/24**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2009

Lot Information

Lot Sz Ar:

1,506 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,393

Low Sqft:

Ttl Sqft:

1,393

DOM

59

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Street Lighting
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue,BBQ gas line,Playground**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 12`8"	Kitchen	Main	10`4" x 8`10"
Dining Room	Main	11`10" x 6`6"	2pc Bathroom	Main	
Bedroom - Primary	Upper	16`11" x 13`6"	Bedroom	Upper	10`8" x 8`6"
Bedroom	Upper	12`0" x 8`5"	4pc Bathroom	Upper	
Family Room	Basement	22`1" x 16`4"	Laundry	Basement	7`6" x 4`8"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$357		Fee Simple		M-G d44
		Fee Freq:		
		Monthly		
Legal Desc:	1110325			
		Remarks		
Pub Rmks:	<p>This residence at 148 Chaparral Valley Gardens SE sounds like a truly inviting home. With its blend of modern aesthetics and comfortable living spaces, it's perfect for families or anyone looking for a serene yet stylish retreat. The open-concept design, highlighted by bright living areas and elegant new flooring, creates a welcoming atmosphere. The kitchen with stainless steel appliances, ample storage, and a spacious island offers both functionality and sophistication, making it a great space for cooking and entertaining. Upstairs, the primary bedroom feels like a private oasis with its walk-in closet and overall thoughtful design. The additional 2 bedrooms offer comfort and space, making this home ideal for both relaxation and benefit of being ideally situated for easy access to Calgary's major roads, including Stoney Trail and Deerfoot Trail. With close proximity to popular outdoor destinations like Blue Devil Golf Course, Lake Sikome, Fish Creek Park, and the scenic Bow River, it's a perfect spot for those who enjoy an active lifestyle and nature. The partially finished basement adds even more value to this home, offering flexibility for future customization. With brand new flooring and drywall already in place, it's a blank canvas ready for you to transform into whatever suits your needs—a cozy family room, home office, gym, or entertainment space. The newly finished elements ensure that the space is modern, clean, and ready for further personal touches. The attached single-car garage with extra storage options adds convenience and functionality, providing ample space for both your vehicle and any additional belongings. This combination of location, modern design, and practical features makes it a fantastic choice for anyone looking for a well-rounded home in a great community. The neighborhood of Chaparral Valley Gardens, with its nearby parks, schools, and amenities, complements the home's appeal, offering a sense of community and convenience.</p>			
Inclusions:	N/A			
Property Listed By:	First Place Realty			

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







