



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 CHAPARRAL VALLEY Terrace, Calgary T2X 0M2**

MLS®#: **A2164912**

Area: **Chaparral**

Listing Date: **09/19/24**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **4,251 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,273**  
Low Sqft:  
Ttl Sqft: **2,273**

DOM

**0**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Double Vanity,Pantry,Stone Counters,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	13`0" x 10`7"
Mud Room	Main	7`8" x 7`3"
5pc Ensuite bath	Upper	
Bedroom	Upper	13`11" x 9`11"
Laundry	Upper	9`5" x 7`7"
5pc Bathroom	Lower	

Room	Level	Dimensions
Dining Room	Main	12`11" x 13`6"
Living Room	Main	14`1" x 18`0"
5pc Bathroom	Upper	
Bedroom	Upper	12`6" x 14`0"
Bonus Room	Upper	7`7" x 9`7"
Bedroom - Primary	Upper	13`10" x 16`1"
Bedroom	Lower	11`7" x 11`0"

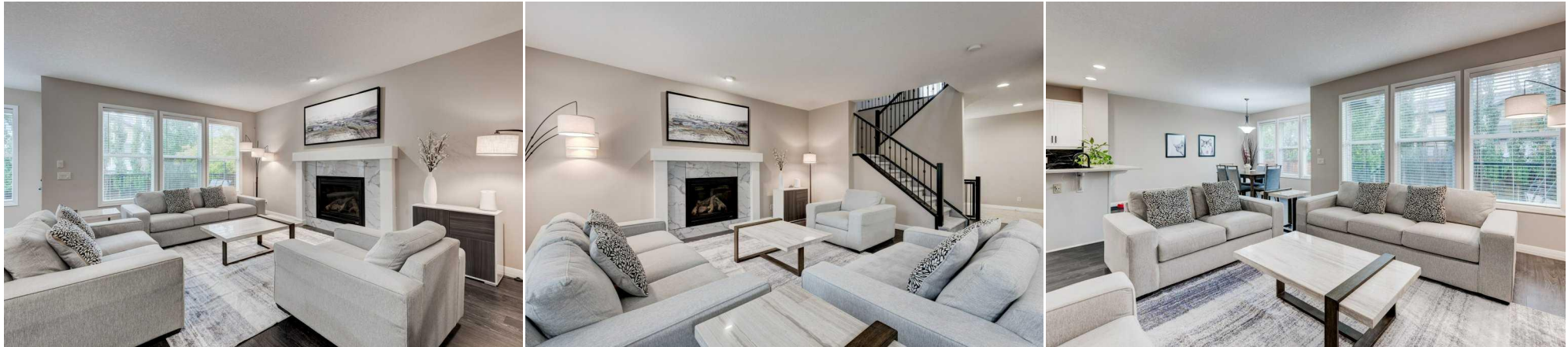
<b>Bedroom</b>	<b>Lower</b>	<b>11`11" x 12`6"</b>	<b>Game Room</b>	<b>Lower</b>	<b>13`8" x 17`4"</b>
			Legal/Tax/Financial		

Title:	Zoning:				
<b>Fee Simple</b>	<b>R-1N</b>				
Legal Desc:	<b>0716323</b>	Remarks			

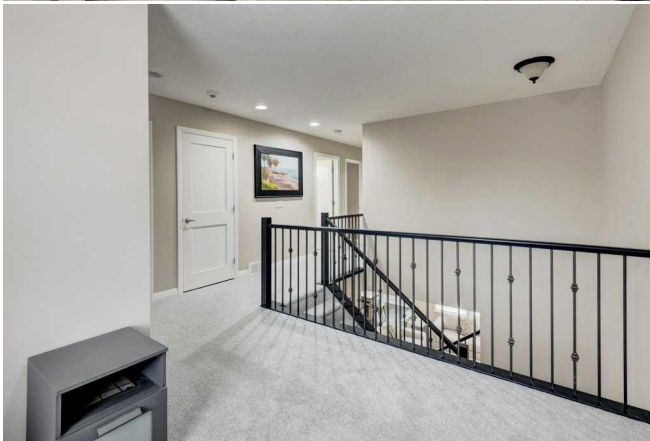
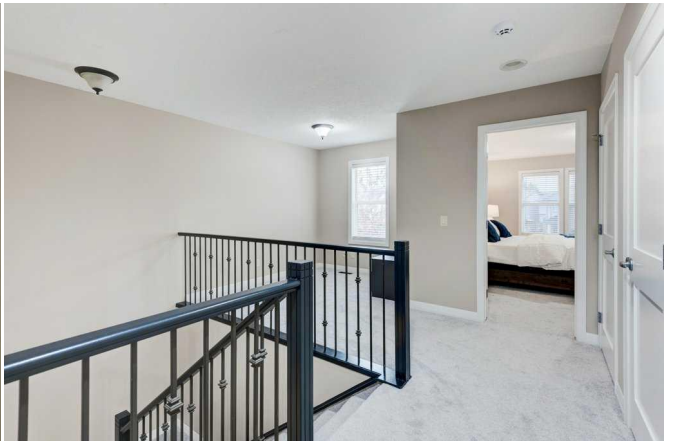
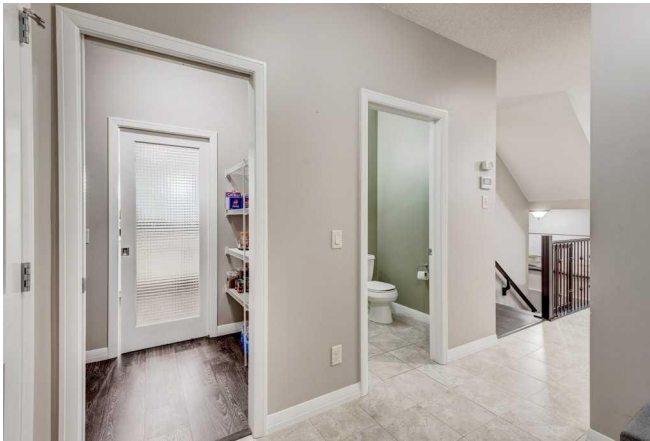
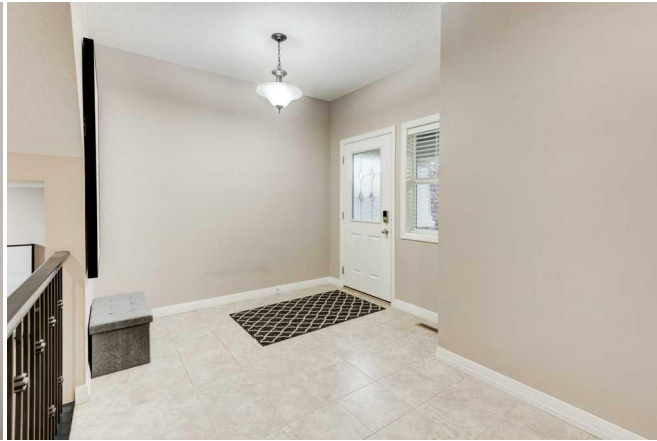
Pub Rmks: **Discover Your Perfect Family Home in Chaparral Valley! Welcome to this stunningly renovated gem, where over \$60,000 in recent upgrades have elevated this spacious residence into an exceptional living space. Situated on a serene cul-de-sac, this home offers both peace and convenience, with a nearby golf course and expansive provincial park with walking and biking paths. This generously sized home features 5 beautifully appointed bedrooms, making it ideal for large families. The main floor is highlighted by 9-foot ceilings, a stylish new 2-piece guest bath, and recent updates including fresh flooring, modern paint, a high-efficiency furnace, central air conditioning, and chic new trim. The remodeled kitchen, complete with upgraded appliances, is a culinary masterpiece perfect for both everyday meals and special gatherings. Upstairs, you'll find three spacious bedrooms, a convenient upper laundry room, and a versatile den. The master suite is a true retreat, offering ample space with dual walk-in closets and a luxurious remodeled 5-piece ensuite bath. The lower level is a highlight, featuring a custom wet bar with a fridge and a seated bar, making it an entertainer's dream. This level also includes two large bedrooms and a spa-like 5-piece bath with a steam shower, providing a relaxing escape. This home has been meticulously maintained and is in pristine condition. With a negotiable possession date at 60 days, it's move-in ready and waiting for you to make it your own. Don't miss out on this exceptional opportunity—schedule your viewing today and experience the perfect blend of luxury and comfort in Chaparral Valley!**

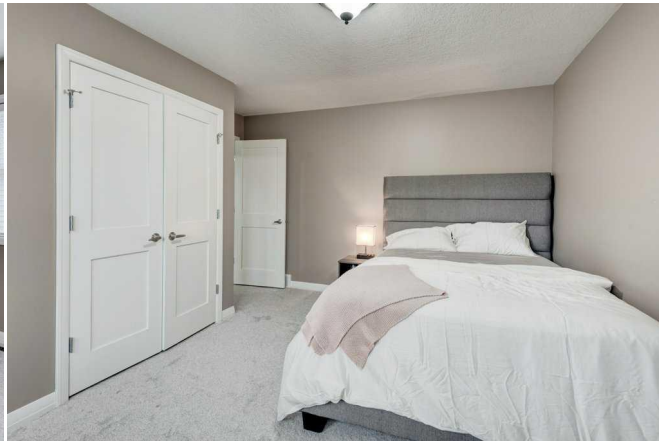
Inclusions: **lower level fridge**  
Property Listed By: **RE/MAX First**

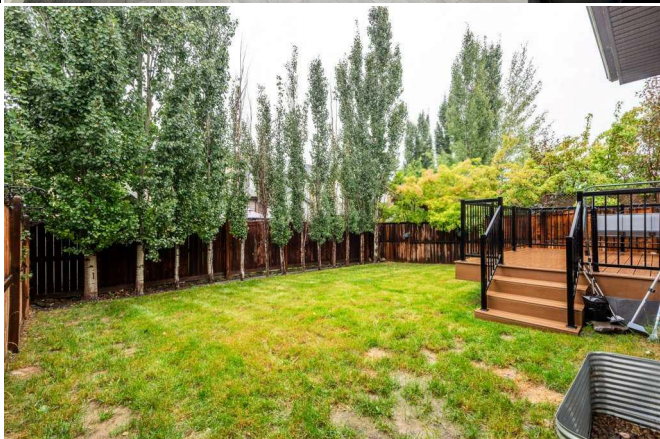
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**32 Chaparral Valley Terr SE, Calgary, AB**

Main Floor Exterior Area 1033.81 sq ft  
Interior Area 952.23 sq ft  
Excluded Area 479.22 sq ft



PREPARED: 2024/09/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**32 Chaparral Valley Terr SE, Calgary, AB**

2nd Floor Exterior Area 1240.12 sq ft  
Interior Area 1158.74 sq ft



PREPARED: 2024/09/13



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**32 Chaparral Valley Terr SE, Calgary, AB**

Basement (Below Grade) Exterior Area 943.92 sq ft  
Interior Area 874.14 sq ft



PREPARED: 2024/09/13



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