



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 CHAPARRAL Point, Calgary T2X 3M8**

MLS® #: **A2165035**

Area: **Chaparral**

Listing Date: **09/12/24**

List Price: **\$450,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,118**  
Low Sqft:  
Ttl Sqft: **1,118**

Lot Information

Lot Sz Ar: **3,670 sqft**  
Lot Shape:

DOM

**7**  
Layout  
Beds: **2 (1 1)**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,Quartz Counters,Storage**

Kitchen Appl:  
Int Feat:  
Utilities:

Room Information

| Room                     | Level        | Dimensions            |
|--------------------------|--------------|-----------------------|
| <b>Living Room</b>       | <b>Main</b>  | <b>13`3" x 13`2"</b>  |
| <b>Dining Room</b>       | <b>Main</b>  | <b>8`8" x 6`1"</b>    |
| <b>Family Room</b>       | <b>Lower</b> | <b>18`5" x 15`9"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>14`5" x 11`6"</b>  |
| <b>Den</b>               | <b>Lower</b> | <b>12`6" x 11`11"</b> |

| Room                    | Level        | Dimensions           |
|-------------------------|--------------|----------------------|
| <b>Kitchen</b>          | <b>Main</b>  | <b>12`1" x 10`7"</b> |
| <b>Office</b>           | <b>Main</b>  | <b>12`5" x 11`3"</b> |
| <b>Laundry</b>          | <b>Main</b>  | <b>3`11" x 2`11"</b> |
| <b>Bedroom</b>          | <b>Lower</b> | <b>11`7" x 10`4"</b> |
| <b>4pc Ensuite bath</b> | <b>Main</b>  |                      |

**3pc Bathroom  
Furnace/Utility Room  
Foyer**

**Lower  
Lower  
Main**

**11`1" x 8`6"  
12`4" x 4`1"**

**2pc Bathroom  
Media Room**

**Main  
Lower**

**12`3" x 10`6"**

Legal/Tax/Financial

Condo Fee:  
**\$489**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d125**

Legal Desc: **9810287**

Remarks

Pub Rmks: **This beautifully upgraded villa in the 18+ Chaparral Pointe Adult Village features a single attached garage and radiates pride of ownership. The main floor boasts wood-grain Italian porcelain tile, an updated open-concept kitchen with ceiling height cabinetry, quartz countertops, a spacious island for casual dining and vaulted ceilings in the living room. Natural light pours in, with a glimpse of downtown visible through the rear windows. The primary bedroom on the main floor is spacious and includes his and hers closets. The ensuite bathroom has been renovated, complete with a step-in tub. Convenience is key with main floor laundry and a large den for additional living space. The fully finished basement includes a second bedroom with an included Murphy bed, a family room with adjoining recreation space, and a sizable storage or hobby room. The newer furnace is equipped with an air filtration system, ideal for those with allergies. You'll enjoy the single attached garage, as well as lake privileges, providing access to fishing, boating, swimming, and even ice skating in winter, just a short walk away.**

Inclusions:  
Property Listed By: **Murphy Bed  
eXp Realty**

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

















