



THE
A-TEAM

**RE/MAX
FIRST**

152 CHAPARRAL Crescent, Calgary T2X 3K8

MLS®#: **A2165056**

Area: **Chaparral**

Listing Date: **09/14/24**

List Price: **\$738,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,738**

Low Sqft:

Ttl Sqft: **1,738**

Lot Information

Lot Sz Ar: **4,337 sqft**

Lot Shape:

DOM

5

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Close to Clubhouse,Front Yard,Lawn,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Dining Room	Main	7`3" x 13`0"
Living Room	Main	14`0" x 13`9"
4pc Bathroom	Second	4`11" x 7`11"
Bedroom - Primary	Second	14`3" x 13`0"
Bedroom	Second	11`10" x 8`8"
Den	Basement	12`2" x 11`11"

Room	Level	Dimensions
Den	Main	12`9" x 9`0"
Kitchen	Main	13`3" x 13`0"
Mud Room	Main	6`11" x 8`4"
4pc Ensuite bath	Second	10`10" x 13`0"
Bedroom	Second	9`6" x 13`8"
3pc Bathroom	Basement	4`11" x 8`10"
Game Room	Basement	32`0" x 18`7"

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **9712192**

Remarks

Pub Rmks: **Welcome Home to 152 Chaparral Crescent SE! Located in the beautiful community of Chaparral and just a short walk from the lake, this family home has been thoughtfully upgraded for comfort and sustainable living! The home's exterior boasts undeniable curb appeal with durable hardy board and a hail-resistant roof, both installed in 2022. Enjoy over 2600 square feet of living space, including a fully finished basement! The main floor features space for a den, office or music room, an updated kitchen with island and pantry, a generous dining area great for family dinners, and a comfortable living room with a gas fireplace. A convenient updated half bath and mud room (with laundry hook-ups!) complete this level. Upstairs, you'll find three inviting bedrooms, including a luxurious primary suite that feels like a personal retreat with its spa-like bathroom, complete with a relaxing soaker tub and a spacious walk-in closet. The additional two bedrooms are generously sized and feature large windows that let in plenty of natural light. The hall bathroom has been beautifully renovated. The expansive basement offers a fantastic space for relaxation and entertainment, with a full bathroom and additional area perfect for a home office, workout space, or guest accommodations. Step outside to the backyard oasis featuring a low-maintenance stamped concrete patio and mature trees. It is ideal for outdoor enjoyment. And now for the upgrades! This home is equipped with so many modern updates, including solar panels (2024), a hail-resistant Class 4 roof (2022), and energy-efficient LED lighting throughout. Many windows have been replaced with triple-pane glass (2021), and new window coverings were installed in 2021. Additional features include a high-capacity Electrolux washer and dryer (2022), air conditioning (2014), central vacuum and low-flow toilets. The two sheds on the property are also included! Situated on a quiet street, this home is conveniently close to two elementary schools and a wealth of amenities. Chaparral Lake is just steps away, offering a range of seasonal activities such as beach outings, fishing, tennis, playground fun, and sports courts in the summer, as well as skating, tobogganing, and ice fishing in the winter...What a wonderful place to call home and build cherished memories in a vibrant community! Schedule your private viewing today and experience all this property has to offer.**

Inclusions: **Nest thermostat, Solar panels, two sheds (one in front yard and one in back), door keys, BBQ (as-is), central vac and attachments (as is), red umbrella on back patio, all light fixtures**

Property Listed By: **Real Broker**

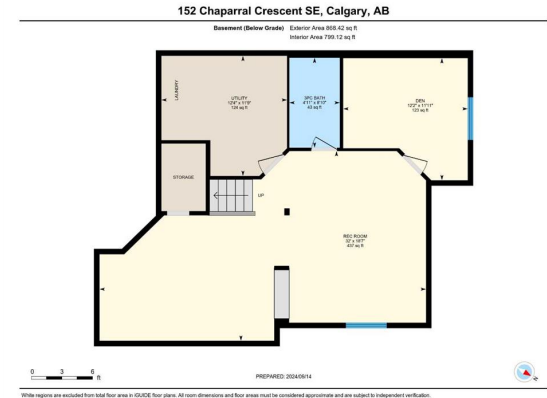
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



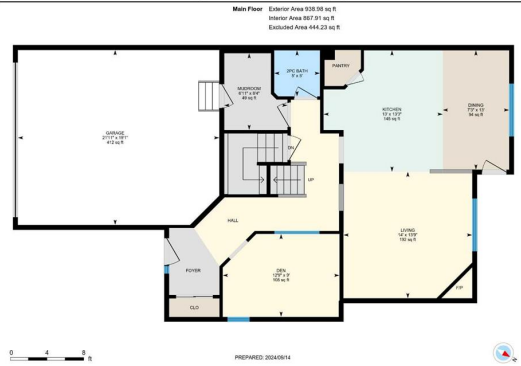








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