



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**96 CHAPARRAL VALLEY Common, Calgary T2X 0T4**

MLS® #: **A2167305**

Area: **Chaparral**

Listing **09/19/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$10k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,358 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,640**  
Low Sqft:  
Ttl Sqft: **1,640**

DOM

**40**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Few Trees,Front Yard,Landscaped,Rectangular Lot**

Park Feat: **Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Lighting**

Construction:  
**Composite Siding,Mixed,Vinyl Siding,Wood Frame**

Flooring:  
**Carpet,Hardwood,Linoleum,Tile**

Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`8" x 6`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 12`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`11" x 5`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 9`1"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`11" x 13`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 7`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`0" x 6`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 12`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 6`1"</b>
<b>Game Room</b>	<b>Lower</b>	<b>17`6" x 12`10"</b>

Other  
Furnace/Utility Room

Lower  
Lower

6`6" x 6`2"  
8`6" x 7`9"

Storage

Lower

13`6" x 5`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1113477**

Zoning:  
**R-2**

Remarks

Pub Rmks:

**Country Living in the City!! This terrific home is situated at the end of a cul-de-sac and sides onto the environmental reserve grassed hill going up to Chaparral! 3 bedrooms, 2 1/2 baths, fully finished basement, great deck and wonderful yard! Step into the foyer - spacious, bright and welcoming, the kitchen, eating area and living room are all open with lots of sun coming in from the west windows and easy access to the deck and yard! Tile and hardwood floors are easy to take care of so no need to remove shoes. This home is ready to entertain in as you and your guests can spread out on the whole first level. Upstairs is the large primary bedroom suite with south facing windows and great views of the street, paths and hillside. There is a spacious family room to watch a screen and wind down for the night - room for the kids, dogs and you! The Lower level is developed with pine siding to emulate a cabin, easy to set up another screen, games or entertainment area. AND there is a floor separating the upstairs family room and the lower level rec room so no noise transfer. The yard opens to the wonderful GRASSY HILL - play, walk and go explore - let nature come to you...**

Inclusions:  
Property Listed By:

n/a  
**Real Estate Professionals Inc.**

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









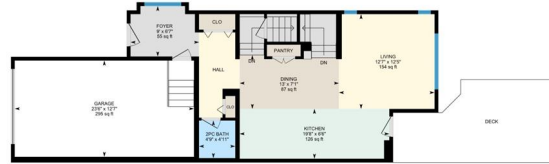




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Main Floor Exterior Area 659.25 sq ft  
Interior Area 611.93 sq ft  
Excluded Area 322.40 sq ft



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2nd Floor Exterior Area 514.78 sq ft  
Interior Area 500.61 sq ft



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Basement (Below Grade) Exterior Area 578.83 sq ft  
Interior Area 459.35 sq ft  
Excluded Area 63.37 sq ft

