



THE
A-TEAM

**RE/MAX
FIRST**

82 CHAPARRAL VALLEY Grove, Calgary T2X0M4

MLS®#: **A2171313**

Area: **Chaparral**

Listing Date: **10/18/24**

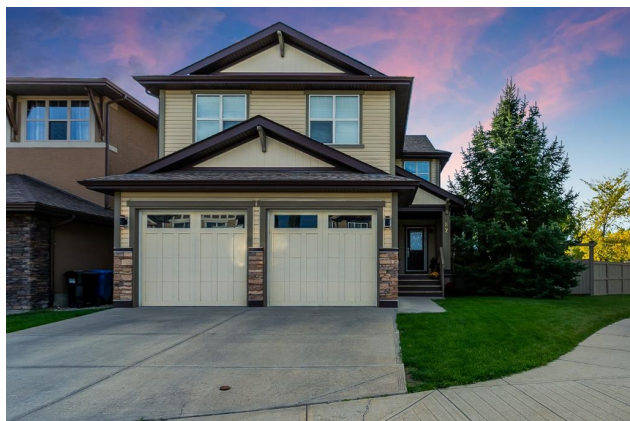
List Price: **\$787,000**

Status: **Pending**

County: **Calgary**

Change: **-\$12k, 31-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,390**
Low Sqft:
Ttl Sqft: **2,390**

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,609 sqft**
Lot Shape: **This an irregular shaped corner lot with huge side yard**

Parking

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

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached,Front Drive,Heated Garage,Off Street,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Other,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Bar,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`10" x 11`7"
Dining Room	Main	12`4" x 14`0"
Office	Main	9`0" x 9`4"
2pc Bathroom	Main	3`1" x 7`10"
5pc Ensuite bath	Second	10`0" x 13`8"
Bedroom	Second	10`6" x 12`0"

Room	Level	Dimensions
Living Room	Main	15`2" x 17`5"
Kitchen	Main	9`4" x 14`0"
Mud Room	Main	5`0" x 17`9"
Bedroom - Primary	Second	14`10" x 17`5"
Bedroom	Second	10`6" x 12`0"
Laundry	Second	6`7" x 7`2"

Bonus Room
4pc Bathroom
Family Room
Storage
Covered Porch

Second
Basement
Basement
Basement
Main

8`5" x 15`7"
5`6" x 8`0"
16`10" x 19`6"
8`0" x 11`6"
9`9" x 20`4"

4pc Bathroom
Game Room
Bedroom
Covered Porch

Second
Basement
Basement
Main

5`5" x 11`10"
12`5" x 12`8"
9`7" x 119`0"
5`4" x 35`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0716323;2;15

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 82 Chaparral Valley Grove SE, a stunning home that combines modern amenities with comfort and style! This well-designed home boasts a spacious main level of 1,083 sq. ft. with an open-concept living space, perfect for entertaining and quality family time. The main floor features an oversized mudroom and a bright, open foyer that welcomes you with its airy feel, along with a convenient office/den, ideal for remote work or relaxation. Upstairs, you'll find an additional 1,307 sq. ft., bringing the total above-grade living space to 2,390.49 sq. ft. With a fully developed basement adding another 991 sq. ft. (plus 92 sq. ft. of undeveloped space), this home offers an impressive total of 3,473.49 sq. ft. of living space. Step inside to discover a beautifully updated interior featuring new luxury vinyl plank flooring (2023) and fresh carpet upstairs (2024). The heart of the home is a stylish kitchen equipped with brand-new LG appliances, including a refrigerator, electric stove, dishwasher (all new in 2023), and a mini fridge in the basement. The convenience continues with a new Electrolux front-load washer and dryer (2024) and a drinking water filtration system. Outdoor enthusiasts will love the huge backyard, offering endless possibilities for landscaping, gardening, or creating your dream outdoor oasis. The beautiful wrap-around porch provides easy access to the backyard and back deck, perfect for entertaining or enjoying a quiet evening. The property also features underground irrigation for hassle-free lawn maintenance and a sump pump for added peace of mind. The garage is a dream come true, featuring an epoxy floor with a gas heater, built-in storage cabinets, and a generous size of 21'10" x 23'6", totaling 543 sq. ft. Other valuable updates include a new hot water tank (2022) and a furnace with ducting cleaned and serviced in September 2024. Plus, the water softener is owned, not leased, for added convenience. This home is not just a place to live; it's a lifestyle waiting for you! Don't miss the opportunity to make it yours!

Inclusions:
Property Listed By:

All window coverings, garage heater, metal cabinetry in garage, workbench in the garage, 1 mailbox key, front door keypad, min 1 key for front door eXp Realty

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



