



THE
A-TEAM

**RE/MAX
FIRST**

86 CHAPARRAL VALLEY Square, Calgary T2X 0S1

MLS®#: **A2173300**

Area: **Chaparral**

Listing **10/18/24**

List Price: **\$824,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,101 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,223**
Low Sqft:
Ttl Sqft: **2,223**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Low Maintenance Landscape,No Neighbours Behind,Landscaped,On Golf Course,Views

Park Feat:

Double Garage Attached,Driveway,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Double Vanity,French Door,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`11" x 10`10"
Kitchen	Main	12`10" x 14`11"
Living Room	Main	16`7" x 15`6"
Bonus Room	Upper	19`0" x 11`9"
Furnace/Utility Room	Basement	8`6" x 11`2"
Bedroom	Upper	11`0" x 12`3"

Room	Level	Dimensions
Den	Main	11`3" x 9`0"
Dining Room	Main	12`11" x 8`10"
Laundry	Main	7`5" x 11`4"
Game Room	Basement	23`4" x 17`8"
Bedroom - Primary	Upper	12`11" x 17`0"
Bedroom	Upper	9`8" x 10`11"

Bedroom
5pc Ensuite bath
3pc Bathroom

Basement
Upper
Basement

12`11" x 13`9"

2pc Bathroom
4pc Bathroom

Main
Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1014971

Remarks

Pub Rmks: **Stunning, fully finished walkout with golf course views and no back neighbours! This exceptional home has it all - central air conditioning, a fantastic outdoor oasis, an entertainer's dream basement and beautifully designed interior spaces that expertly combine style with function. The open great room is perfectly situated around walls of glass showcasing tranquil golf course views. Culinary adventures are inspired in the contemporary chef's kitchen featuring stone countertops, stainless steel appliances and a huge centre island for everyone to gather around. The adjacent dining room leads to the upper deck encouraging a seamless indoor/outdoor lifestyle with gorgeous golf course views as the backdrop. Luckily the tee box is to the left of home, no need to worry about wayward balls! Open to above the living room is an inviting space to put your feet up and unwind in front of the gas fireplace. French doors lead to the main floor den for a tucked away work, study or hobby space. Connect as a family or enjoy your downtime in the upper level bonus room with room to both relax and play. Retreat at the end of the day to the primary bedroom and feel spoiled daily thanks to the large walk-in closet and luxurious ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are spacious and bright with easy access to the 4-piece main bathroom. Movies, games nights and entertaining are the focus of the finished walkout basement with a large rec room that includes built-in speakers enhancing the sound quality. A pub-style wet bar lets you easily engage in conversation while refilling drinks and snacks, then walk out to the covered deck for peaceful evenings under the stars in the low-maintenance rear yard with no back neighbours to spoil the view. The basement level is also equipped with a 4th bedroom and another full bathroom making it perfect for guests. Phenomenally located within this family-friendly community that is teeming with parks, playgrounds, walking paths and green spaces and is neighbored by Fish Creek Park and Sikome Lake for even more outdoor adventures!**

Inclusions:
Property Listed By: **Hot Tub and Accessories
RE/MAX First**

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













86 Chaparral Valley SQ SE, Calgary, AB

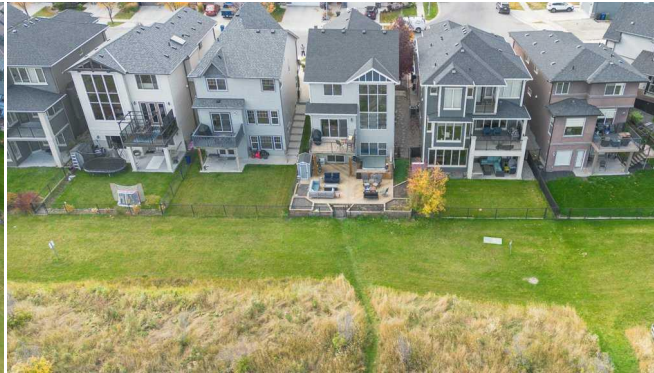
Main Floor Exterior Area 1022.36 sq ft
Interior Area 950.82 sq ft
Excluded Area 428.77 sq ft



PREPARED: 2024/10/11



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



86 Chaparral Valley SQ SE, Calgary, AB

2nd Floor Exterior Area 1220.71 sq ft
Interior Area 1109.49 sq ft
Excluded Area 199.69 sq ft



PREPARED: 2024/10/11



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



86 Chaparral Valley SQ SE, Calgary, AB

Basement (Below Grade) Exterior Area 863.17 sq ft
Interior Area 892.57 sq ft



PREPARED: 2024/10/11



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

