



THE
A-TEAM

**RE/MAX
FIRST**

178 CHAPARRAL VALLEY Way, Calgary T2X 0W1

MLS®#: **A2173377**

Area: **Chaparral**

Listing Date: **10/17/24**

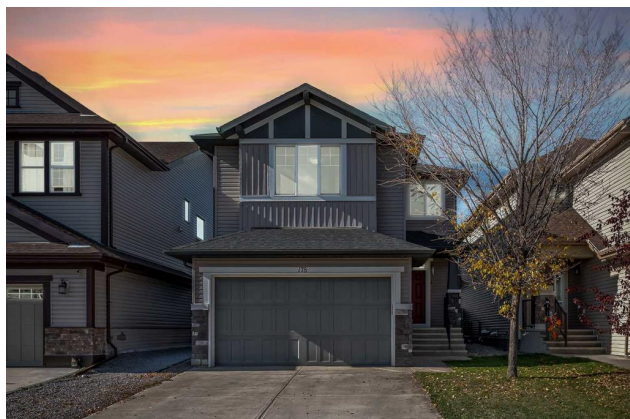
List Price: **\$824,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,907 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Level**
Park Feat: **Double Garage Attached**

DOM

36
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,Double Vanity**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`4"
Kitchen	Main	14`3" x 15`1"
Office	Main	10`6" x 10`1"
5pc Ensuite bath	Upper	10`3" x 11`5"
Bedroom	Upper	9`8" x 12`9"
Family Room	Upper	18`2" x 12`10"
Bedroom - Primary	Upper	14`7" x 19`4"

Room	Level	Dimensions
Dining Room	Main	10`6" x 11`1"
Living Room	Main	14`7" x 14`2"
4pc Bathroom	Upper	7`10" x 9`4"
Bedroom	Upper	9`7" x 12`8"
Bedroom	Upper	11`4" x 12`10"
Laundry	Upper	6`3" x 7`5"

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1213514**

Remarks

Pub Rmks: **This beautiful 5-bedroom family home in the desirable community of Chaparral, Calgary, offers both luxury and convenience with its modern design and thoughtful upgrades. The home features 4 spacious bedrooms upstairs and 1 bedroom/office on the main floor, along with 2.5 bathrooms, including a large ensuite in the primary bedroom, which also boasts a spacious walk-in closet. The main floor is designed for comfort, with engineered hardwood floors throughout, a SONOS sound system, and newly installed air conditioning. The kitchen is equipped with in-built modern appliances, while the laundry room, located on the main floor, comes with high-quality Maytag washer and dryer units. For those who love outdoor spaces, this home offers a newly built Duradeck and a west-facing backyard that enjoys plenty of sunshine. The backyard is also equipped with both hot and cold water, ideal for gardening or other outdoor activities. The triple garage (tandem) provides ample parking space and storage. The house is perfect for those who value Vastu or Feng Shui principles, with a northeast-facing entrance that promotes harmony and positivity. There are two thermostats for separate control of temperatures on the main and upper floors, allowing you to customize the climate on each level. The home is conveniently located near top-rated schools, including Chaparral School and St. Sebastian School, both highly regarded by the Fraser Institute. You're just a 15-minute drive from Shawnessy for access to the C-Train, Walmart, and Superstore, and there is easy availability of doctors and dentists in the area. For nature lovers, a beautiful trail to Fish Creek Provincial Park and the Bow River is only a 2-minute walk away, providing great opportunities for biking and walking. Golf enthusiasts will enjoy being right across from the Blue Devil Golf Course. Additionally, the huge unfinished basement offers great potential, with enough space to develop a 2-bedroom rental unit or to customize as needed.**

Inclusions: **N/A**
 Property Listed By: **Royal LePage METRO**

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



