



THE
A-TEAM

**RE/MAX
FIRST**

176 CHAPARRAL Crescent, Calgary T2X 3K8

MLS®#: **A2176145**

Area: **Chaparral**

Listing Date: **10/31/24**

List Price: **\$715,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,413**
Low Sqft:
Ttl Sqft: **1,413**

Lot Information

Lot Sz Ar: **4,703 sqft**
Lot Shape:

DOM

83
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Close to Clubhouse**
Park Feat: **Concrete Driveway,Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Garden,Lighting**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Appliances,Garage Control(s),Humidifier,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Jetted Tub,Kitchen Island,No Smoking Home,Quartz Counters,Skylight(s),Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 16`7"	Kitchen With Eating Area	Main	13`4" x 11`5"
Dining Room	Main	10`6" x 10`1"	Bedroom - Primary	Main	13`11" x 12`9"
4pc Ensuite bath	Main	9`6" x 8`11"	Walk-In Closet	Main	7`1" x 6`9"
Bedroom	Main	11`11" x 9`4"	3pc Bathroom	Main	8`5" x 5`11"
Laundry	Main	5`11" x 5`0"	Family Room	Basement	14`8" x 14`4"
Game Room	Basement	16`5" x 11`3"	Bedroom	Basement	14`3" x 10`2"
Bedroom	Basement	13`11" x 7`2"	4pc Bathroom	Basement	10`8" x 4`10"

Storage	Basement	25`2" x 11`4"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-1	
Legal Desc:	9712192		Remarks
Pub Rmks:	Welcome to this enchanting bungalow, offering over 2,600 square feet of thoughtfully designed living space. As you approach the home, its unique character is immediately evident, enhanced by durable Hardy board siding and Level 4 shingles that promise lasting beauty in any weather. In the evenings, set the mood with customizable Lumenox all-season lights, perfect for creating your desired ambiance. Step inside to discover a recently updated open-concept kitchen and dining area, highlighted by stunning vaulted ceilings and a strategically positioned skylight above the island. To your left, a versatile spare bedroom awaits, ideal for use as a home office, alongside a convenient laundry room and a main floor three-piece bathroom. As you explore further, elegant arches and cutouts provide an artistic transition to the living area and primary bedroom. The inviting living room features a beautiful gas fireplace, soaring vaulted ceilings, and large glass patio doors that offer seamless access to the backyard deck. The primary bedroom is a true retreat, boasting a spacious walk-in closet and a luxurious four-piece ensuite, complete with a jetted soaker tub and a separate shower. A second skylight positioned over the tub allows you to enjoy the evening sky as you unwind. Downstairs, you'll find a generously sized finished family room and game area, along with two additional bedrooms that share a convenient Jack and Jill bathroom—perfect for children or guests. Ample storage space is also available for all your holiday decorations and more. Located in the beautiful community of Chaparral, this home offers lake access just minutes from your front door. Don't miss this opportunity to make this stunning property your new home!		
Inclusions: Property Listed By:	N/A Royal LePage Solutions		

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









