



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**238 CHAPARRAL Court, Calgary T2X 3M3**

MLS®#: **A2176776**

Area: **Chaparral**

Listing Date: **11/01/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,728**

Low Sqft:

Ttl Sqft: **1,728**

Lot Information

Lot Sz Ar: **5,887 sqft**

Lot Shape:

DOM

**19**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Low Maintenance Landscape,Pie Shaped Lot,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **Bar,Bookcases,Double Vanity,No Animal Home,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 11`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 12`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 13`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>14`0" x 7`6"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>9`0" x 8`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>17`6" x 17`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 13`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 12`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**9712192**

Remarks

Pub Rmks: **Rare Opportunity to own a beautiful home in the lake community of Chaparral with a WALK OUT basement and a HUGE lot! The main level has been beautifully updated, featuring new laminate flooring, a modern kitchen with granite countertops, new appliances, and a bright nook area. Enjoy the large living room and separate dining room with ample natural light. Upstairs, find three generous bedrooms, including a spacious primary suite with a double vanity, soaker tub, shower, and walk-in closet. This great home boasts a fully developed walkout basement with a bar area, easily converted to a separate suite (with city of Calgary approval), spacious rec room with a cozy fireplace, large bedroom, and full bath—perfect for entertaining or as a private guest suite. Recent upgrades include new shingles, siding, eavestroughs, and fully replaced poly plumbing. New carpet and A/C, all set on a huge pie-shaped lot with irrigation. Such a great location with this home, in a quiet cul-de-sac and close to the lake entrance!!!**

Inclusions:  
Property Listed By: **Shed  
RE/MAX Landan Real Estate**

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





















