



THE
A-TEAM

**RE/MAX
FIRST**

124 CHAPARRAL Crescent, Calgary T2X 3M3

MLS®#: **A2177102**

Area: **Chaparral**

Listing Date: **11/03/24**

List Price: **\$900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,919 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Few Trees,Front Yard,Greenbelt**
Park Feat: **Double Garage Attached,Off Street**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Fire Pit,Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Laminate,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Dining Room	Main	12`11" x 6`4"
Office	Main	8`11" x 12`8"	4pc Bathroom	Second	8`0" x 4`11"
Kitchen	Main	12`11" x 13`8"	Laundry	Main	8`2" x 10`6"
Living Room	Main	14`2" x 0`1"	Bedroom	Second	8`8" x 12`0"
5pc Ensuite bath	Second	13`0" x 10`8"	Bedroom	Second	13`7" x 9`6"
Bedroom - Primary	Second	13`0" x 14`2"	Great Room	Second	19`0" x 16`11"
Bedroom	Lower	10`4" x 12`7"	3pc Bathroom	Lower	7`6" x 5`11"

Game Room

Lower

25`11" x 16`7"

Furnace/Utility Room
Legal/Tax/Financial

Lower

11`8" x 13`0"

Title:
Fee Simple
Legal Desc:

9712192

Zoning:
R-G

Remarks

Pub Rmks: **HOME FOR CHRISTMAS. Lake Access. Move In NOW. 95% Renovation. Better than New. 4 Bedrooms. 4 Bathrooms. Bonus Room. Fully Developed 2 Storey. Loaded with Extras. Lake Access. Club House. A Great family home. Walk out your back gate to a park/greenspace. Take your dogs for a walk, lake privileges .Just some of the great features of this property. Gas outlet on deck for barbeque. Central Air. Backing onto Open Space. Direct Access from the oversized fenced backyard with massive deck.**

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

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













