



THE
A-TEAM

**RE/MAX
FIRST**

18 CHAPARRAL VALLEY Place, Calgary T2X 0M1

MLS®#: **A2177469**

Area: **Chaparral**

Listing Date: **11/07/24**

List Price: **\$738,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **3,928 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,891**

Low Sqft:

Ttl Sqft: **1,891**

DOM

15

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
2pc Bathroom	Main		3pc Bathroom	Basement	
Bedroom	Basement	12`4" x 12`8"	Great Room	Basement	17`2" x 12`0"
Kitchen	Main	14`0" x 12`6"	Living Room	Main	17`0" x 12`7"
Breakfast Nook	Main	12`6" x 8`3"	Bedroom	Upper	11`4" x 9`10"
Bedroom	Upper	10`0" x 10`2"	Bedroom - Primary	Upper	13`7" x 11`4"
Bonus Room	Upper	12`5" x 17`3"			

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0716323**

Remarks

Pub Rmks: **This stunning "Show Home Quality" residence is designed for ultimate family fun and entertaining, featuring an expansive backyard oasis perfect for making lasting memories. With its classic 3+1 bedroom layout and upper bonus room, this home offers plenty of sq ft for the family. Inside, you'll find a welcoming atmosphere with 9' ceilings, a modern color palette, and beautiful hardwood floors throughout the kitchen, nook area, foyer, hallway, and family room. The stylish kitchen is a highlight, boasting a central island with a flush eating bar, stainless steel appliances (including a double oven and microwave hood cover), an inverter fridge, a spacious walk-through design, and a separate pantry with ample storage. Upgraded shaker-style cabinets, a white subway tile backsplash, recessed lighting, and extra storage options make this kitchen both functional and beautiful. The upper level is perfect for family living, featuring a bonus room with extra light from a side window, a full laundry room, two additional bathrooms, and three generously sized bedrooms. The primary bedroom is a retreat in itself, with a walk-in closet and a luxurious ensuite complete with a soaking tub and separate shower. The fully finished lower level offers even more space for family activities, including a large bedroom with a walk-in closet, a full bathroom, a wet bar, and a spacious family room. You'll also find plenty of storage here to keep things organized. Outside, this home shines with its impressive curb appeal, including newer Hardie Board siding, and charming stone details. The easy-maintenance yard features a premium fence with lights, numerous trees, and a fantastic outdoor setup: an upper deck, a lower patio with a playhouse, and a cozy firepit area with a gas line connection. Nice garage with heat and also a sub-panel for easy hookup of electric car chargers. Located just steps away from golf courses, scenic pathways, ponds, river trails, parks, shopping, and playgrounds, this home also offers convenient access to Stoney Trail. Make this exceptional property your family's new haven where every day is filled with comfort and joy!**

Inclusions: **na**
 Property Listed By: **eXp Realty**

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











