



THE
A-TEAM

**RE/MAX
FIRST**

108 CHAPARRAL Common, Calgary T2X 3N8

MLS®#: **A2191908**

Area: **Chaparral**

Listing Date: **02/15/25**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,797**

Low Sqft:

Ttl Sqft: **1,797**

Lot Information

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

Lot Shape:

DOM

7

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Landscaped,No Neighbours Behind,Rectangular Lot,See Remarks
Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Composite Siding,See Remarks,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Range Hood,Refrigerator,Washer

Int Feat:

Built-in Features,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	39`1" x 37`9"	Dining Room	Main	39`1" x 24`7"
Living Room	Main	45`8" x 39`4"	Foyer	Main	37`6" x 17`6"
Family Room	Basement	41`3" x 35`10"	Bonus Room	Second	59`1" x 42`5"
Storage	Basement	22`5" x 14`6"	Laundry	Main	28`2" x 17`9"
Furnace/Utility Room	Basement	51`11" x 44`0"	Bedroom - Primary	Second	44`10" x 43`3"
Bedroom	Second	32`7" x 32`0"	Bedroom	Second	33`11" x 29`6"
Bedroom	Basement	35`6" x 32`0"	2pc Bathroom	Main	
4pc Bathroom	Basement		4pc Bathroom	Second	
5pc Ensuite bath	Second				

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **9812763**

Remarks

Pub Rmks: **Welcome to the stunning community of Lake Chaparral! Amazing exterior and interior renovation with no expense spared. Warm tasteful accents throughout the open concept living space with neutral colors and thoughtful floor plan. This home is perfect for entertaining with bright open spaces with lots of natural light. A total of 4 bedrooms and 4 bathrooms with room to recreate and relax on all three levels. Backs onto green space and has lake privileges. This home is move in ready and you won't be disappointed.**

Inclusions: **n/a**
 Property Listed By: **Real Estate Professionals Inc.**

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





