



THE
A-TEAM

**RE/MAX
FIRST**

53 CHAPARRAL RIDGE Rise, Calgary T2X3X9

MLS® #: **A2193534**

Area: **Chaparral**

Listing Date: **02/09/25**

List Price: **\$689,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,799 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,974**
Low Sqft:
Ttl Sqft: **1,974**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`8" x 15`11"	Laundry	Main	11`1" x 8`4"
Kitchen	Main	11`4" x 12`0"	Foyer	Main	5`7" x 8`2"
Dining Room	Main	11`4" x 10`1"	2pc Bathroom	Main	5`0" x 5`5"
Bedroom - Primary	Second	12`0" x 13`11"	Bonus Room	Second	17`1" x 17`10"
Bedroom	Second	9`2" x 13`6"	Bedroom	Second	10`8" x 11`0"

**4pc Ensuite bath
Game Room**

**Second
Basement**

**8`0" x 10`8"
13`1" x 31`11"**

**4pc Bathroom
Den**
Legal/Tax/Financial

**Second
Basement**

**9`1" x 7`10"
8`5" x 15`0"**

Title:
Fee Simple
Legal Desc:

0511496

Zoning:
R-G

Remarks

Pub Rmks:

REDUCED TO SELL!!!!. Welcome to this NEWLY PAINTED, NEW CARPET INSTALLED, GORGEOUS, well maintained, 3-bedroom with upper bonus room, up-to-date décor, in an established neighborhood community in Chaparral, and enjoy lots of amenities, which offers endless activities throughout the winter and summer months. This beautiful home comes with a lengthy list of upgraded features, Central Air-conditioning for hot summer weather, 9' ceilings main floor, vinyl flooring, fireplace, bathtub and more. The kitchen is a chef's delight, with stainless steel appliances, the open floorplan is perfect for family life or entertaining, living room has a cozy corner fireplace that can also be enjoyed from the adjoining dining area, the spacious kitchen offers lots of cabinets, big pantry & granite counters, and a large mud/laundry room that is conveniently connected to the garage. The upper level is perfect for family living, featuring a large bonus room with a large window that brings in lots of natural light, two additional bathrooms, and three generously sized bedrooms. The primary bedroom is a retreat itself, with a walk-in closet, a luxurious ensuite completes with a soaking tub and separate shower. The fully finished basement offers a more space for family activities, a huge rec room and a large den. Outside, this home shines with its impressive curb appeal, including the easy-maintenance yard features, the large backyard deck with a beautiful landscape retreat and a hot tub area, which is ideal for entertainment, and lots of room for the kids to hangout. All of this, very close to amenities including restaurants, bus services, cafes, shopping area, medical clinics, pharmacy, gym, Macs, Tim's and much more. Easy get away via Stoney Trail and Deerfoot Trail. A must see.

Inclusions:
Property Listed By:

**NA
D Gees Realty Inc.**

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

















