



THE
A-TEAM

**RE/MAX
FIRST**

70 CHAPALA Grove, Calgary T2X 3E5

MLS®#: **A2195644**

Area: **Chaparral**

Listing Date: **02/20/25**

List Price: **\$789,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,445 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

2

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Manufactured Floor Joist, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, Quartz Counters, Recreation Facilities**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`9" x 9`11"
Kitchen	Main	15`6" x 10`1"
Den	Main	9`8" x 8`11"
Bedroom - Primary	Second	14`11" x 12`8"
Bedroom	Second	13`1" x 9`5"
4pc Ensuite bath	Second	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`2" x 91`1"
Family Room	Main	15`6" x 11`4"
Mud Room	Main	9`6" x 5`11"
Bedroom	Second	11`0" x 10`11"
Bedroom	Second	11`2" x 10`11"
4pc Bathroom	Second	

2pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0312573

Remarks

Pub Rmks: **OPEN HOUSE SAT 22ND 11AM-1PM & SUN 23RD 2-4:30PM Newly Renovated Home just completed. Nestled in a quiet Cul-de-sac on a premier street with easy access in & out of the community. This fully renovated home offers over 2100 sq ft with 4 bedrooms up, main floor den & 2 1/2 baths. Your going to love the custom kitchen with corner pantry, high end appliances, large island with sleek quartz countertops & boasting quartz back splash that flows seamlessly into the family room with cozy corner fireplace featuring designer tiles. The redesigned luxurious master ensuite has a huge custom shower, double sinks and walk-in closet. South exposure with an open design & extra windows make this home noticeably Light & Bright throughout. Stay cool all summer long with air conditioning and outdoor entertaining with access from the patio doors to a massive south facing deck. Move-in ready and perfect for enjoying all the perks of Lake community living!!!**

Inclusions: **rear shed**
Property Listed By: **RE/MAX Complete Realty**

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











