



THE
A-TEAM

**RE/MAX
FIRST**

99 CHAPARRAL VALLEY Drive, Calgary T2X 0R1

MLS®#: **A2197100**

Area: **Chaparral**

Listing Date: **02/26/25**

List Price: **\$445,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **1,539 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,283**
Low Sqft:
Ttl Sqft: **1,283**

DOM

0
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Level**
Park Feat: **Outside,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`2" x 11`0"	Dining Room	Main	13`2" x 9`2"
Kitchen	Main	12`5" x 9`10"	Flex Space	Main	6`0" x 4`7"
Mud Room	Main	4`6" x 5`11"	Foyer	Main	6`0" x 3`10"
Bedroom - Primary	Upper	19`3" x 13`0"	Bedroom	Upper	10`0" x 9`4"
Bedroom	Upper	8`10" x 10`4"	Walk-In Closet	Upper	6`0" x 10`4"

2pc Bathroom

Main

5`8" x 4`11"

4pc Bathroom
Legal/Tax/Financial

Upper

8`10" x 4`11"

Condo Fee:
\$344

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1110325**

Remarks

Pub Rmks: **Discover the perfect blend of modern comfort and outdoor adventure in this stunning 3-bedroom townhouse, ideally located down the road from Blue Devil Golf Club! Designed with young families, golf enthusiasts, and fly fishing aficionados in mind, this home offers an unbeatable lifestyle. Step inside to a bright, open floor plan featuring 9' ceilings and a spacious dining area perfect for family meals and entertaining friends. The large kitchen boasts beautiful maple cabinets, a generous island, and a full appliance package, while a convenient rear mudroom keeps the home organized after outdoor fun. Retreat to the king-sized primary suite complete with a walk-in closet, and enjoy two additional well-sized bedrooms and a stylish 4-piece bath that accommodate the entire family. The full basement offers ample storage and endless potential for a playroom, hobby space, or extra living area. Outdoors, you'll find two inviting spaces: a charming front veranda overlooking lush green spaces and a private, fenced backyard ideal for weekend BBQs. Two titled parking spaces right outside the back door, plus visitor stalls and plenty of street parking, add to the ease of living. Located in the sought-after Chaparral Valley, this home is a dream come true. Families will appreciate top-rated schools and convenient shopping, while golf lovers relish being just steps away from world-class greens. For fly fishing enthusiasts, nearby Fish Creek Park and the Bow River offer scenic pathways and exciting casting opportunities. Embrace a lifestyle where family, sport, and nature converge. Schedule your tour today!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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













