

# \$825,000 - 120 Chaparral Ravine View Se, Calgary

MLS® #A2151083

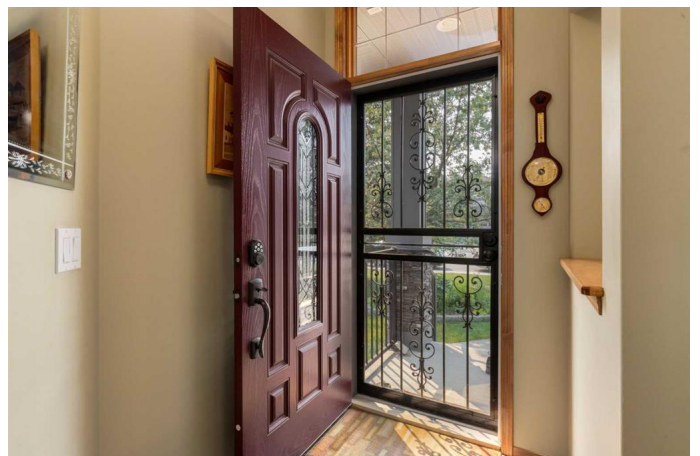
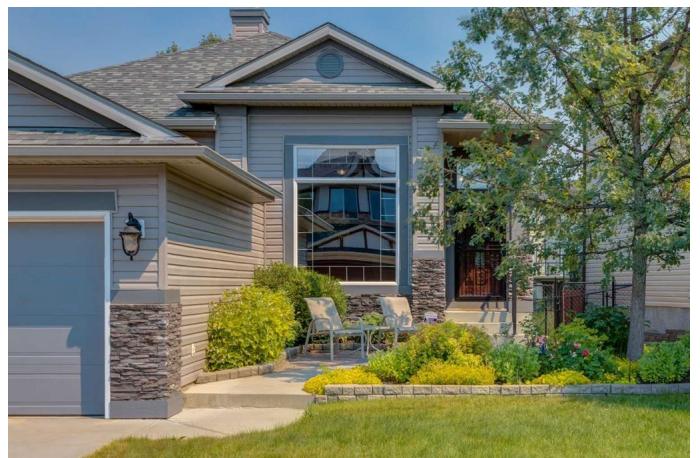
**\$825,000**

4 Bedroom, 2.00 Bathroom, 1,489 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

Location, Location, Location... Nestled in the highly sought after lake community of Lake Chaparral, this exquisite custom-built bungalow boasts over 2600 sq ft of luxurious living space. Bright & spacious open floor plan features a dream kitchen with granite counter tops, a large pantry, S/S appliances and large functional island overlooking the breakfast nook and large great room with oversized windows & corner NG fireplace. A featured also is a formal dining room. Spacious primary bedroom boasts 4pcs ensuite, soaker tub, make up counter & WIC. Main floor also offers a second bedroom, 4 pcs bathroom, laundry room & 10'™ ceilings. A fully developed basement offers 2 additional bedrooms, massive rec room perfect for games or movie night, 4pcs bath, office, 9'™ ceilings, storage & den/bar. A The amazing yard has multiple outdoor spaces including newer deck with glass railing built with maintenance free materials & massive patio. Perfect places to relax and enjoy the stunning views of Chaparral Ravine. This property has many upgrades including AC, makes beating the summer heat easy, sprinkler system (front yard only), oversized 24 x 22 garage with water hook ups & breath-taking curb appeal! A Walking distance to paths, schools, lake, shopping and many more amenities, Pride of ownership is evident here. Just unpack and start enjoying the lake life! A Call to book you private viewing!A



Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2151083    |
| Price          | \$825,000   |
| Sold Price     | \$812,500   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,489       |
| Acres          | 0.13        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 120 Chaparral Ravine View Se |
| Subdivision | Chaparral                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X0A4                       |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage   |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                     |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Level, Views |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stone, Vinyl Siding                                                |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 26th, 2024  |
| Date Sold      | August 6th, 2024 |
| Days on Market | 11               |
| Zoning         | R-1              |
| HOA Fees       | 371.64           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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