

# \$432,000 - 95 Chaparral Point Se, Calgary

MLS® #A2153283

**\$432,000**

3 Bedroom, 3.00 Bathroom, 1,065 sqft

Residential on 0.08 Acres

Chaparral, Calgary, Alberta

Bungalow Villa situated on a quiet cul de sac & backing on to Green Space available in the exclusive sought after Chaparral Point Adult Village Complex (18+). The main floor welcomes you to a front bedroom /den, a 2 piece bath as well as a main floor laundry. Next comes the vaulted ceiling area consisting of a kitchen with corner pantry and a Center Island, dining area and living room with a cozy gas fireplace all leading to the back deck for you to entertain your guests. The spacious Primary bedroom has a his and hers closet complete with a 4 piece ensuite. The developed lower level has a huge Recreation room, a 4 piece bath and a 3rd bedroom. This property also comes with a single car garage. Recent renovations include the following: New roof in 2023, new windows in the Primary bedroom as well as the front room and new basement flooring in basement in 2024. Conveniently located within 2 blocks of Chaparral Lake where you can enjoy all of the benefits that Lake Privileges offer you such as kayaking, skating, fishing, pickle ball, tennis, swimming, fishing and more. Close to all amenities and easy access to Stoney & Deerfoot trail as well as MacLeod Trail. Do not miss this rare opportunity.

Built in 1998

## Essential Information

MLS® #

A2153283



|                |               |
|----------------|---------------|
| Price          | \$432,000     |
| Sold Price     | \$442,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,065         |
| Acres          | 0.08          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 95 Chaparral Point Se |
| Subdivision | Chaparral             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 3M8               |

### Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Boating, Clubhouse, Coin Laundry, Park, Parking, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Snow Removal |
| Parking Spaces | 2                                                                                                                                 |
| Parking        | Single Garage Attached                                                                                                            |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                |
| Cooling           | None                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | July 31st, 2024  |
| Date Sold      | August 9th, 2024 |
| Days on Market | 9                |
| Zoning         | M-1 d125         |
| HOA Fees       | 371.64           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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