

# \$599,900 - 96 Chaparral Valley Common Se, Calgary

MLS® #A2167305

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Residential on 0.08 Acres

Chaparral, Calgary, Alberta

TERRIFIC HOME situated at the end of a cul-de-sac and sides onto the environmental reserve grassed hill going up to Chaparral! 3 bedrooms, 2 1/2 baths, fully finished basement, great deck and wonderful yard! Step into the foyer - SPACIOUS, BRIGHT & WELCOMING, the kitchen, eating area and living room are all OPEN with lots of SUN coming in from the west windows and easy access to the deck and yard! Tile and hardwood floors are easy to take care of so no need to remove shoes. This home is ready to entertain in as you and your guests can spread out on the whole first level. Upstairs is the large primary bedroom suite with south facing windows and GREAT VIEWS of the street, paths and hillside. There is a spacious family room to watch a screen and wind down for the night - room for the kids, dogs and you! The Lower level is developed with pine siding to emulate a cabin, easy to set up another screen, games or entertainment area. AND there is a floor separating the upstairs family room and the lower level rec room so no noise transfer. NEW ROOF in April 2023! The yard opens to the wonderful GRASSY HILL - play, walk and go explore - let nature come to you... Country Living in the City!!

Built in 2012

## Essential Information

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A2167305



Price	\$599,900
Sold Price	\$584,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	96 Chaparral Valley Common Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0T4

### **Amenities**

Parking Spaces	3
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Lighting
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Lot Description	Backs on to Park/Green Space, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 19th, 2024
Date Sold	November 9th, 2024
Days on Market	51
Zoning	R-2
HOA Fees	0.00

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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