

**116 Chaparral Ravine View SE
Calgary, Alberta**

MLS # A2200874



\$949,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,775 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Rare opportunity to live on a ravine location in Chaparral Lake, where homes are seldom available! This luxurious executive home offers an unobstructed view of the valley and Fish Creek Park, along with exclusive lake privileges. With over 3,000 square feet of developed space, this home is move-in ready and beautifully upgraded. The front foyer is expansive and stately, setting the tone for the rest of the home. The main floor features an open-concept layout with 9-foot ceilings, gleaming hardwood and tile flooring. The expansive kitchen is a chef's dream, featuring granite countertops, a central island, and plenty of cabinet space. Adjacent to the kitchen is a cozy nook, all offering views of the ravine and walking paths. The front living room is centered on a stunning stone fireplace with custom built-ins, creating a warm and inviting atmosphere. Upstairs, you'll find a bonus room, three bedrooms, a laundry room, and a master suite with a massive walk-in closet and ensuite bathroom featuring heated tile floors. The fully developed basement boasts 9-foot ceilings, a family room, a bedroom, a bathroom, a wet bar with a granite countertop, a fireplace, and a den with double French doors, offering a private and quiet space. Plus, this home comes equipped with air conditioning for added comfort. Step outside to enjoy the two-tiered cedar deck with glass and metal railings, overlooking the ravine. The entire landscape, both front and back, is fully completed with underground sprinklers, a brick walkway, and a block garden wall. The exterior has been meticulously maintained with new shingles, eaves, garage door, and all exterior trim painted last year. New sod has been added to both the front and back yards in recent years. Additionally, there is a children's playground just a few houses down. With easy access to Stoney Trail, South Health Campus, shopping, schools, and playgrounds, this

home offers the perfect blend of luxury and convenience. So many extra features – it's truly a must-see!