



# 99 Chaparral Point Calgary Alberta

\$450,000

This beautifully upgraded villa in the 18+ Chaparral Pointe Adult Village features a single attached garage and radiates pride of ownership. The main floor boasts wood-grain Italian porcelain tile, an updated open-concept kitchen with ceiling high cabinetry, quartz countertops, a spacious island for casual dining and vaulted ceilings in the living room. Natural light pours in, with a glimpse of downtown visible through the rear windows. The primary bedroom on the main floor is spacious and includes his and hers closets. The ensuite bathroom has been renovated, complete with a step-in tub. Convenience is key with main floor laundry and a large den for additional living space. The fully finished basement includes a second bedroom with an included Murphy bed, a family room with adjoining recreation space, and a sizable storage or hobby room. The newer furnace is equipped with an air filtration system, ideal for those with allergies. You'll enjoy the single attached garage, as well as lake privileges, providing access to fishing, boating, swimming, and even ice skating in winter, just a short walk away. (id:6769)

Family room 18.42 Ft x 15.75 Ft  
Bedroom 11.58 Ft x 10.33 Ft  
Den 12.50 Ft x 11.92 Ft  
3pc Bathroom Measurements not available  
Furnace 11.08 Ft x 8.50 Ft  
Media 12.25 Ft x 10.50 Ft  
Living room 13.25 Ft x 13.17 Ft  
Kitchen 12.08 Ft x 10.58 Ft

Dining room 8.67 Ft x 6.08 Ft  
Office 12.42 Ft x 11.25 Ft  
Laundry room 3.92 Ft x 2.92 Ft  
Primary Bedroom 14.42 Ft x 11.50 Ft  
4pc Bathroom Measurements not available  
2pc Bathroom Measurements not available  
Foyer 12.33 Ft x 4.08 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net