



311 Chaparral Ravine View Calgary Alberta

\$947,900

Welcome to this FULLY RENOVATED residence in the heart of Chaparral, offering LAKE ACCESS on a quiet private street. Thoughtfully redesigned with premium finishes, designer selections, and expert craftsmanship, this home delivers both luxury and everyday functionality. Step inside to a bright, open main level featuring a spacious family and dining area, complemented by a convenient half bath. The heart of the home is the chef's kitchen, impeccably appointed with a large double door refrigerator, built-in ovens and microwave, an oversized island, ceiling height cabinetry, and abundant storage. A walk-in pantry with finished shelving and an additional bar fridge enhances convenience, while a dedicated coffee bar with another bar fridge adds a refined touch. The kitchen opens seamlessly to a second living area showcasing a striking brick feature wall that frames the cozy gas fireplace. Upstairs, enjoy a generous bonus room and four well-appointed bedrooms. The primary retreat is designed to impress with a spa-inspired ensuite featuring a deep soaker tub, glass walk-in shower, sink with a private toilet area, and a spacious walk-in closet. The fully finished basement expands your living space with an additional bedroom, a beautiful full bathroom, and a large recreation room complete with a dry bar and fridge--perfect for entertaining. Extensive built-in shelving provides exceptional storage for all your belongings. Outdoor living is equally impressive. Through glass French doors, step onto a deck and concrete patio equipped with a BBQ gas line, pergola, gazebo, and storage shed--ideal for summer gatherings and relaxing evenings. Additional highlights include a stylish mudroom accessed through a beautiful barn door off the garage, featuring built-in storage and coat hooks, air conditioning, central vacuum, and a water softener. This is a rare opportunity to own a meticulously...

3pc Bathroom 9.33 Ft x 4.92 Ft

Other 9.83 Ft x 7.50 Ft

Bedroom 10.58 Ft x 10.25 Ft

Recreational, Games room 18.08 Ft x 17.17 Ft

Storage 19.75 Ft x 7.83 Ft

Furnace 9.33 Ft x 12.00 Ft

2pc Bathroom 5.50 Ft x 4.83 Ft

Dining room 18.42 Ft x 11.83 Ft

Foyer 6.92 Ft x 7.50 Ft

Living room 13.33 Ft x 17.58 Ft

Other 9.92 Ft x 5.92 Ft

4pc Bathroom 12.08 Ft x 5.58 Ft

4pc Bathroom 7.75 Ft x 10.08 Ft

Bedroom 12.08 Ft x 9.08 Ft

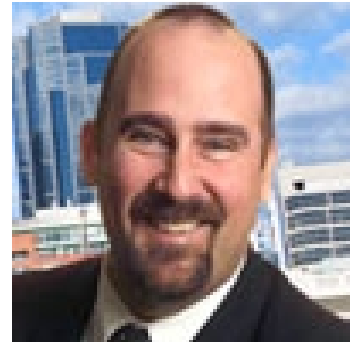
Bedroom 12.25 Ft x 10.08 Ft

Bedroom 12.25 Ft x 9.50 Ft

Family room 16.33 Ft x 17.17 Ft

Laundry room 6.58 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.reevesrealty.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

