

# \$989,000 - 101 Chaparral Ravine View Se, Calgary

MLS® #A2198390

**\$989,000**

3 Bedroom, 3.00 Bathroom, 2,793 sqft  
Residential on 0.15 Acres

Chaparral, Calgary, Alberta

**\*\* ALERT OPEN HOUSE - Mar. 15, SAT 1:30 to 4:00 PM \*\*** Discover Elegance in Lake Chaparral – Your Dream Home Awaits! This beautifully upgraded, air-conditioned home in the highly sought-after Lake Chaparral community offers luxurious living with a spacious, open-to-below layout and 9 feet ceiling for main floor and 9 feet basement. All windows throughout the home have been upgraded and widened, flooding the house with natural light all the day. With lake access and over 2,793 sq. ft. of living space, this home is designed for comfort and convenience.

Key Features:

- Gleaming hardwood floors & 9ft ceilings throughout the main floor, creating a bright and airy atmosphere.
- 3 Bedrooms + Den – perfect for family living or a home office.
- Gourmet kitchen with granite countertops, a large center island, a walk-in pantry, and upgraded stainless steel appliances.
- Bright & spacious official dining room, perfect for hosting family dinners and gatherings.
- Elegant living spaces including a cozy fireplace in the living room, a formal dining room, and a bright nook for casual meals.
- Private master suite featuring a walk-in closet and a 5-piece ensuite with granite double vanities, a skylight, and a separate shower.
- Vaulted ceiling in the bonus room, adding



to the spacious and open feel.

• All windows widened, filling the home with abundant natural sunlight.

• Over 200 sq. ft. of Open-to-Below space, enhancing the home's grandeur, flooding the space with natural light.

• Expansive unfinished basement (1,200+ sq. ft.) with potential for up to 4 additional bedrooms .

• Bonus features include a main floor office with double doors, widened staircases, and a 4-car parking pad.

Outdoor Living:

• The backyard features a concrete deck, a long brick paver patio—a size perfect for playing badminton.

• Durable aluminum fencing, designed for longevity and curb appeal.

• Playground just across the street, offering a fantastic outdoor space for kids and families.

Recent Upgrades:

• High-efficiency Furnace (2 years old)

• A/C (2 year old)

• Hardie board Siding (3 years old)

• Class 4 Roof (3 years old), providing superior hail resistance.

With lake access and walking distance to the playground, schools, Bow river and Fish Creek Park, this home blends luxury, convenience, and comfort. Welcome to your dream home!

Built in 2006

## Essential Information

MLS® #	A2198390
Price	\$989,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,793
Acres	0.15

Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	101 Chaparral Ravine View Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0N2

### **Amenities**

Amenities	Beach Access, Boating, Park, Clubhouse, Playground
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped
Roof	Shingle

Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	11
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TrustPro Realty
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