

\$949,900 - 116 Chaparral Ravine View Se, Calgary

MLS® #A2200874

\$949,900

4 Bedroom, 4.00 Bathroom, 2,775 sqft
Residential on 0.12 Acres

Chaparral, Calgary, Alberta

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 â€” it's truly a must-see!

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200874 |
| Price | \$949,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,775 |
| Acres | 0.12 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 116 Chaparral Ravine View Se |
| Subdivision | Chaparral |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 0A4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Gas, Living Room, Three-Sided |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------------------------------|
| Exterior Features | None |
| Lot Description | Backs on to Park/Green Space, Cul-De-Sac, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 17 |
| Zoning | R-G |
| HOA Fees | 372 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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