

99 Chaparral Point SE Calgary, Alberta

MLS # A2165035



\$450,000

Division:	Chaparral		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 489
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: Murphy Bed

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.