

# \$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	18
Zoning	R-G
HOA Fees	372
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.