



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

116, 428 Chaparral Ravine View SE
Calgary, Alberta

MLS # A2332057



\$310,000

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 514
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: n/a

Welcome to one of Lake Chaparral's most desirable 45+ adult lifestyle communities, where comfort, convenience and community come together. This beautifully maintained main-floor condominium offers 886 sq. ft. of thoughtfully designed living space featuring two spacious bedrooms, two full bathrooms and the ideal layout for everyday living or entertaining. The bright, open-concept floor plan is enhanced by large west-facing windows that fill the home with natural afternoon sunshine while offering peaceful views of the beautifully landscaped green space. Step onto your private covered patio and enjoy a quiet setting perfect for morning coffee, evening relaxation or visiting with family and friends. The kitchen opens seamlessly to the dining and living areas, creating an inviting atmosphere for everyday living. Recent updates include attractive luxury vinyl plank flooring, stainless steel appliances and a brand-new electric range, allowing you to move in and enjoy immediately. The spacious primary bedroom features a walk-through closet and a private four-piece ensuite, while the second bedroom and full bathroom provide comfortable accommodation for guests, hobbies or a home office. Condo fees include all major utilities, providing exceptional value and predictable monthly living expenses. This exceptionally well-managed building offers an impressive selection of amenities including a fitness centre, library, social room with full kitchen, shuffleboard, workshop, outdoor patio and heated underground parking. As a resident, you'll also enjoy the year-round lifestyle of Lake Chaparral with private lake privileges, walking pathways, nearby shopping, restaurants, transit and quick access to Stoney Trail, Macleod Trail and the South Health Campus. One of the unique features of this building is its welcoming sense of community. An active volunteer board organizes a variety

of optional social activities throughout the year, including bingo nights, coffee gatherings, games and seasonal events. Whether you enjoy participating and meeting your neighbours or simply appreciate the quiet comfort of your own home, you'll find the perfect balance of privacy and community whenever you choose. If you've been searching for a move-in-ready home that offers an outstanding lifestyle, exceptional amenities and one of Calgary's most sought-after adult communities, you've just found it.