



GRASSROOTS
REALTY GROUP

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116 Chaparral Ravine View SE
Calgary, Alberta

MLS # A2345748



\$1,039,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,754 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to 116 Chaparral Ravine View SE, a beautifully updated estate home backing directly onto the ravine in sought-after Lake Chaparral. Offering 2,774 sq. ft. above grade, 4 bedrooms, 3.5 bathrooms and a fully developed basement, this home delivers exceptional space, extensive recent renovations and an incredible setting. The main floor has undergone an impressive transformation, including a complete kitchen makeover with all-new cabinetry, a redesigned layout, new island and new appliances. New flooring throughout the home and fresh paint create a bright, modern feel from top to bottom. The spacious main level offers multiple living and dining areas, a home office and a welcoming living room centred around a striking stone fireplace with custom built-ins. Large windows across the back of the home capture beautiful views of the ravine and surrounding green space. Upstairs features a generous bonus room, three bedrooms and convenient upper-floor laundry. The spacious primary retreat includes a large walk-in closet and private ensuite, while two additional bedrooms and another full bathroom complete the level. The fully developed basement provides even more room to spread out with a large family room, fourth bedroom, full bathroom, den with French doors, wet bar and a second fireplace—perfect for guests, teenagers, movie nights or entertaining. Step outside to the two-tiered deck overlooking the ravine, green space and walking paths. The landscaped yard includes underground sprinklers, while additional features include central air conditioning, two fireplaces and a double attached garage. Enjoy all the benefits of Lake Chaparral living, including lake access and community amenities, with schools, parks, shopping, South Health Campus and Stoney Trail all within easy reach. A rare opportunity to

own an extensively renovated home in one of the community’s most desirable ravine locations.