



GRASSROOTS
REALTY GROUP

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**311 Chaparral Ravine View SE
Calgary, Alberta**

MLS # A2286700



\$947,900

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|------------------|--------------------------------|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,472 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Gazebo, Lawn, Level | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: Storage Shelves in Furnace Room, Doorbell Camera, Pergola, Shed, Gazebo, Bar Fridge in Kitchen, Bar Fridge in Pantry, Bar Fridge in Basement, Stand Along Fridge/ Freezer in Basement is negotiable

Welcome to this FULLY RENOVATED residence in the heart of Chaparral, offering LAKE ACCESS on a quiet private street. Thoughtfully redesigned with premium finishes, designer selections, and expert craftsmanship, this home delivers both luxury and everyday functionality. Step inside to a bright, open main level featuring a spacious family and dining area, complemented by a convenient half bath. The heart of the home is the chef's kitchen, impeccably appointed with a large double door refrigerator, built-in ovens and microwave, an oversized island, ceiling height cabinetry, and abundant storage. A walk-in pantry with finished shelving and an additional bar fridge enhances convenience, while a dedicated coffee bar with another bar fridge adds a refined touch. The kitchen opens seamlessly to a second living area showcasing a striking brick feature wall that frames the cozy gas fireplace. Upstairs, enjoy a generous bonus room and four well-appointed bedrooms. The primary retreat is designed to impress with a spa-inspired ensuite featuring a deep soaker tub, glass walk-in shower, sink with a private toilet area, and a spacious walk-in closet. The fully finished basement expands your living space with an additional bedroom, a beautiful full bathroom, and a large recreation room complete with a dry bar and fridge—perfect for entertaining. Extensive built-in shelving provides exceptional storage for all your belongings. Outdoor living is equally impressive. Through glass French doors, step onto a deck and concrete patio equipped with a BBQ gas line, pergola, gazebo, and storage shed—ideal for summer gatherings and relaxing evenings. Additional highlights include a stylish mudroom accessed through a beautiful barn door off the garage, featuring built-in storage and coat hooks, air conditioning, central vacuum, and a water

softener. This is a rare opportunity to own a meticulously renovated home with lake privileges in one of Calgary's most sought-after communities. A true turnkey property that must be seen to be appreciated. Don't miss out on this great opportunity, and book your showing today!