

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

**MLS # A2286700**

**\$947,900**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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!