



**DJ Golden**  
**REAL ESTATE**

780-897-4003  
dj@djgolden.com

127, 428 Chaparral Ravine View SE  
Calgary, Alberta

MLS # A2261903



**\$324,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Chaparral                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 904 sq.ft.                         | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                     |            |         |
|-------------|---------------------------------------------------------------------------------------------------------------------|------------|---------|
| Heating:    | Baseboard, Natural Gas                                                                                              | Water:     | -       |
| Floors:     | Laminate                                                                                                            | Sewer:     | -       |
| Roof:       | -                                                                                                                   | Condo Fee: | \$ 501  |
| Basement:   | -                                                                                                                   | LLD:       | -       |
| Exterior:   | Stone, Stucco, Vinyl Siding                                                                                         | Zoning:    | M-1 d75 |
| Foundation: | -                                                                                                                   | Utilities: | -       |
| Features:   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry |            |         |

**Inclusions:** Portable Air Conditioner

Welcome to refined adult living in the highly desirable community of Chaparral. This beautifully remodeled main-floor condo in Chaparral Pointe , (45 + Complex) offers the perfect blend of modern style, functionality and community- plus full lake access for year round enjoyment. With 900 SQ FT of bright , open living space, this home is designed for both comfort and convenience. The spacious kitchen was remodeled to include a raised eating island, stainless steel appliances, modern cabinetry with over sized pantry, silgranite sink, updated counter top and stunning tiled backspalsh. The open-concept dinning and living area extends seamlessly to your private patio, ideal for entertaining and relaxing. The spacious primary bedroom includes custom built wardrobes and a fully updated en-suite, while a second bedroom and bathroom adds versatility for guests, hobby, office. This home includes in suite laundry and heated underground parking. Residents at Chaparral Pointe enjoy a well managed , amenity rich lifestyle with access to fitness center, library, workshop, clubhouse, daily social activities and of course access to the coveted Lake Chaparral. Condo fees cover your main expenses Electricity, Water, Gas and this unit is move in ready. Book your showing , homes do not last long in this beautiful complex.