

Agents:

REAL PHANEUF

Status: **Active**
Occupancy: **Seller**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
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Rooms: **5**
Bedrooms: **2**
Bathrooms: **2-4 Pc**
Taxes: **(09) \$525.01**
Parking: **(09) \$50.00**
Possession: **10 Days or Negotiable**

Address: **#1120 428 Chaparral Ravine Way S.E.**

District: **Chaparral**
Number: **D280**
Condo Plan: **0815344 Unit: 131**

Complex: **The Chaparral**
Home Size: **772 sq. ft.**
71.8 sq. m.
Reg. Size: **71.8 sq. m.**
Style: **Apartment**
Built: **2008**

Possession: **Immediate**
Heat: **Hot water**
Floor Finish: **Carpet, lino**
Ext. Finish: **Vinyl, Brick**
Balcony: **West facing**

Price: **\$229,900**
Dwnpmt: **\$229,900**
Mortgage: **clear title**

Bathroom: **4 piece**
En-suite Bath: **4 piece**
Parking: **1 Titled**

Living Room: **(M) 11'9" x 11'**
Dining Room: **(M) 11'9" x 6'6"**
Kitchen: **(M) 8' x 8'9"**
Main Bedroom: **(M) 11' x 9'2"**
Bedroom: **(M) 11' x 9'2"**
Laundry Room: **(M) 6' x 5'**

Condo Fees **\$252.15**
(Includes)
C/A main: **yes**
Insurance: **yes**
Management: **yes**
Water/Sewer: **yes**
Heat: **yes**
Reserve fund: **yes**

Included in Price: Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, all Window Coverings.

This home has it all...the most desirable plan, with the living area separating the two bedrooms. The master has its personal en-suite and the second bedroom is conveniently located beside the four-piece main bath. The living area has been designed in the Great-room concept with the principle rooms open to each other creating a spacious feel. The sparkling white kitchen with matching tile backsplash and flooring. The kitchen is very functional offering an abundance of cabinetry and counter space, and a casual breakfast bar. West facing this unit offers large windows and is light and bright. The building has amenities such as a large residence lounge with adjoining kitchen, an exercise room with the latest in aerobic and cardiac equipment, a library with computer stations and internet access, a hobby room, games room and residence office and media room. The complex is ideally located within easy walking distance of Lake Chaparral Park, and Fish Creek Provincial Park and just a short drive away major shopping and thoroughfares. The condominium association is professionally managed by Condominium First. Please feel free to contact Real Phaneuf at 685-2413 or visit my website at www.calgaryconnection.com for more information.