

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

**MLS # A2301738**



**\$899,900**

<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 Alone Fridge/ Freezer in Basement is negotiable

Welcome to 311 Chaparral Ravine, an exquisitely FULLY RENOVATED residence, ideally positioned on a quiet private street in the heart of Chaparral, complete with coveted LAKE ACCESS. Meticulously redesigned with elevated finishes, curated designer selections, and exceptional craftsmanship, this home offers a refined balance of sophistication and everyday comfort. The main level welcomes you with a bright, open-concept layout featuring a spacious family room and dining area, complemented by a convenient powder room. At the center of the home is a stunning chef-inspired kitchen, thoughtfully designed with a full-size double door refrigerator, built-in ovens and microwave, an expansive island, ceiling-height cabinetry, and abundant storage. A beautifully finished walk-in pantry with custom shelving and an additional bar fridge adds both style and function, while a dedicated coffee bar with its own beverage fridge creates an elegant space for daily rituals. The kitchen flows seamlessly into a second living area, highlighted by a striking brick feature wall that frames the inviting gas fireplace. Upstairs, a generous bonus room offers flexible living space alongside four well-appointed bedrooms. The primary bedroom provides a serene retreat, featuring a spa-inspired ensuite with a deep soaker tub, glass walk-in shower, private water closet, and a spacious walk-in closet designed for both beauty and organization. The FULLY FINISHED BASEMENT further enhances the home's versatility with an additional bedroom, an elegant full bathroom, and an expansive recreation room complete with a dry bar and beverage fridge—perfect for hosting or relaxing. Custom built-in shelving ensures exceptional storage throughout. Outdoor living is equally impressive. Through glass French doors, step onto the deck and concrete patio featuring a BBQ gas line, pergola,

gazebo, and storage shed&mdash;creating an inviting setting for summer entertaining or peaceful evenings at home. Located in the prestigious lake community of Chaparral, residents enjoy the lifestyle of Lake Chaparral, with year-round recreation including swimming, skating, paddleboarding, and scenic walking paths, all while being close to schools, parks, and everyday amenities. Experience the perfect blend of luxury, comfort, and community living &mdash; you don&rsquo;t want to miss out on this property, book your private showing today.