



Edmonton **55 Chappelle Area** **LP:** \$379,900
3442 CUTLER CR SW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4146119
Style:	2 Storey	Bdrms Above:	3
Year Built:	2013	Bdrms Total:	3
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Unfinished
Tot A.G. SqFt:	1,457.88	Tot A.G. SqM:	135.44

This beautiful 2-storey home sits on an enormous pie lot in Chappelle Gardens. With 3 bedrooms and 1450+ sqft of living space, this home is perfect for a family. Step into the sunny open-concept living space, with modern finishes and 9-ft ceilings. The dining room has lots of space for family gatherings, and the spacious kitchen features modern grey cabinets, granite countertops, stainless appliances and a pantry. A half bath completes the main level. Upstairs you'll find a beautiful master suite with a large walk-in closet and full ensuite. The second level also includes 2 more bedrooms, a full bath and a laundry room. The basement is ready for development, with high ceilings and space for a 4th bedroom. This home offers exceptional outdoor space, with a massive pie lot – fully landscaped with mature trees and a firepit – plus a double garage. The unique location provides lots of privacy, with only one adjacent neighbor. And with a front porch and cedar shake accents, this home has great curb appeal too!

Directions:

Virtual Tour: <https://youtu.be/0wzHlqeeabi> **Brochure:** <http://www.3442-CutlerCres-SW.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:	67.62	727.86
Ensuite Baths:		0	1	0	0	0	Uppr:	67.82	730.01
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:			Fireplace Fuel:			Lowr:		
Parking:	Double Garage Detached						BIGd:		
Garage Dim:	Prk Encl/Ttl:			/			Total A.G.:	135.44	1,457.88

Living Room:	4.46x3.97	M	Master Bedroom:	3.94x3.35	U
Dining Room:	4.10x3.42	M	Bedroom 2:	3.04x2.75	U
Kitchen:	3.61x3.31	M	Bedroom 3:	2.94x2.89	U
Family Room:			Bedroom 4:		
Den:			Laundry Room	2.02x1.61	U
Bonus Room:					

Flooring:	Carpet, Ceramic Tile, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Cedar, Vinyl	Features:	Ceiling 9 ft., Fire Pit, Front Porch, No Smoking Home, HRV System
Site Influences:	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: Donald R. Getty **Jr. High School:** Donald R. Getty **Sr High School:** Harry Ainlay

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	\$395.00
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	Amenities w/HOA

Total Lot M2:	640.79	Lot Shape:	Pie Shaped	Lot Dimen:	
Frontage:		Depth:		Zoning:	RPL
Conform:		Conform Yr:		Front Expos:	Northwest
Taxes:	\$3,353.10 2018	Local Improve:			