

# **\$519,900 - 10410 Chinchaga Drive, High Level**

MLS® #A2207339

**\$519,900**

4 Bedroom, 3.00 Bathroom, 2,029 sqft

Residential on 0.44 Acres

NONE, High Level, Alberta

Welcome to your new home. Located in desirable area of High Level, this move-in-ready 4-bedroom, 3-bathroom family home boasts 2,030 sq. ft. +/- of bright and sunny living space. The living room has plenty of natural light adjacent to a dining room complete with a three-sided natural gas fireplace. In the kitchen you will find an abundance of beautiful custom made cabinetry with Quartz counter tops, stunning Brand New Stainless Steel appliances, a Pantry, Breakfast Bar and well as separate eating area. Here is where you will find yourself in awe as you are overlooking an expansive backyard. There is plenty of space for relaxation and gatherings with both a living room and a family room. A spacious primary bedroom features a private 4-piece ensuite, walk in closet with a private hot tub area, no need to go outside to enjoy this feature. 2 other bedrooms and 4-piece bathroom completes the upper level. In the lower level is where you will find what ever your needs requires, games or weight room, family area, socialising bar, 4th bedroom, 3-pcs bathroom and a crafting space. A large front drive provides ample parking for family or guests. This home is conveniently located to all levels of schools. Just under a half-acre lot, nestled in the corner you will find your very own "Man Cave" with in-floor heat, loads of space just awaiting your personal touch. This beautifully landscaped yard comes complete with Gazebo, Water Fountain, White and Red Crab Apples trees, Mother natures very own



Mature Trees, in ground sprinkler systems, fully fenced yard, over sized deck, Fire Pit area and the list is endless. There is no better way to explain this one of a kind property unless you see it with your very own eyes. Don't miss out on this incredible opportunity!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207339    |
| Price          | \$519,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,029       |
| Acres          | 0.44        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10410 Chinchaga Drive |
| Subdivision | NONE                  |
| City        | High Level            |
| County      | Mackenzie County      |
| Province    | Alberta               |
| Postal Code | T0H 1Z0               |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Single Garage Detached |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Dry Bar, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Home, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)                                     |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Instant Hot Water |
| Heating         | In Floor, Forced Air, Natural Gas                                                                                                                 |
| Cooling         | Central Air                                                                                                                                       |
| Fireplace       | Yes                                                                                                                                               |
| # of Fireplaces | 1                                                                                                                                                 |
| Fireplaces      | Gas, Living Room, Glass Doors, Three-Sided                                                                                                        |
| Has Basement    | Yes                                                                                                                                               |
| Basement        | Finished, Full                                                                                                                                    |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Stucco                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 15              |
| Zoning         | R-1             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | M&M Real Estate |
|----------------|-----------------|

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