

96 Chaparral Valley Common SE  
Calgary, Alberta

MLS # A2167305



**\$619,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attach		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Few Trees, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Country Living in the City!! This terrific home is situated at the end of a cul-de-sac and sides onto the environmental reserve grassed hill going up to Chaparral! 3 bedrooms, 2 1/2 baths, fully finished basement, great deck and wonderful yard! Step into the foyer - spacious, bright and welcoming, the kitchen, eating area and living room are all open with lots of sun coming in from the west windows and easy access to the deck and yard! Tile and hardwood floors are easy to take care of so no need to remove shoes. This home is ready to entertain in as you and your guests can spread out on the whole first level. Upstairs is the large primary bedroom suite with south facing windows and great views of the street, paths and hillside. There is a spacious family room to watch a screen and wind down for the night - room for the kids, dogs and you! The Lower level is developed with pine siding to emulate a cabin, easy to set up another screen, games or entertainment area. AND there is a floor separating the upstairs family room and the lower level rec room so no noise transfer. The yard opens to the wonderful GRASSY HILL - play, walk and go explore - let nature come to you...