

108 Chaparral Valley Gardens SE  
Calgary, Alberta

MLS # A2180166



**\$450,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Gazebo, Lawn, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this beautifully maintained 1,410 sq. ft. 2-storey townhome in the serene community of Chaparral Valley! This charming property features 3 spacious bedrooms and 2.5 bathrooms, including a large primary bedroom with a walk-in closet and ensuite. The main floor boasts an open-concept layout with a bright living room, a well-appointed kitchen featuring granite countertops, and a cozy dining nook. Step outside to the south-facing deck, perfect for enjoying your morning coffee or evening BBQs. The unfinished basement offers ample space to create a home gym, media room, or additional living space tailored to your needs. Other highlights include a single attached garage, low condo fees, and an unbeatable location close to Blue Devil Golf Course, Fish Creek Park, scenic walking paths, schools, shopping, and easy access to major routes like Deerfoot and Stoney Trail. This home is perfect for first-time buyers, growing families, or anyone looking to enjoy a peaceful, nature-inspired lifestyle with all the amenities nearby. Don't miss this incredible opportunity—schedule your private showing today!