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130 Chaparral Valley Square SE  
Calgary, Alberta

MLS # A2200910



**\$769,999**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,168 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Storage		

**Inclusions:** Wall Shelves in Bonus room and office area

Welcome to this wonderful home in the heart of Chaparral Valley! Located on a quiet street facing a green space, walking path and a playground as well as surrounded by the nature of Fish Creek provincial park. Walking distance to the river, walking and bike paths, dog park and marsh lands, you could not ask for a better location! This home offers you ample parking spaces with a double attached garage, driveway and street parking. This home is also laned with a back alley, which is harder to find and gives you some separation from your neighbors! Upon entering, you will first notice your generously sized front entry! So much space for family and friends to enter together. The entire home has been refreshed with new paint and newer hardwood flooring on the main floor. Your open concept main floor includes your great room with beautifully upgraded wide fireplace mantle, large windows, dining and kitchen. Your U-shaped kitchen gives so much counter and storage space! All Stainless appliances including French Door fridge, built in microwave and wall oven, countertop gas stove top and a brand new dishwasher which is being installed within the next week. This kitchen also has an island with seating as well as an extra long peninsula with breakfast bar! Making this home great for get-togethers but feels warm and inviting for quiet nights! The large windows throughout the home offer plenty of sunlight making this home bright and sunny all throughout the day! Completing this floor you have your back garage entrance and a large 2pc powder room. On the second floor you will find your centrally located bonus room, built in office / workspace, 2nd floor walk-in laundry room just outside of all three bedrooms! (no more stairs for all those loads!) The large bonus room offers privacy from the neighbors perfect for that quiet movie night in! The front bedroom offers large

windows facing the park and green space. Both secondary bedrooms have been upgraded from bi-fold closet doors to swing doors and are a great size rooms, making great bedrooms, office space or flex rooms. Your large primary is just what you're looking for. Large enough to house all the furniture you need including a King bed. Off of this space is your equally impressive ensuite with double sinks, soaker tub, shower and large walk-in closet with enough space for TWO people, which we know, a lot of homes do not! The home itself is great and the community is equally so, with all the amenities you could ask for including schools, groceries, restaurants and once more the nature that comes with living in the Fish Creek valley.