



GRASSROOTS
REALTY GROUP

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54 Chaparral Valley Square SE
Calgary, Alberta

MLS # A2229810



\$839,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, On Golf C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Vinyl Windows, Wired for Sound

Inclusions: Blinds

Welcome to a stunning WALKOUT and former show home BACKING ONTO the Blue Devil Golf Course that can be enjoyed from the FULL DECK spanning the entire width of the home along with the eating area, great room, the walkout level with CONCRETE PATIO, and the peaceful primary bedroom. The home is over 2200 sq. ft. and features a front flex room large enough to accept a dining table or make a great office with elegant COFFERED ceilings. Gleaming maple HARDWOOD floors, POTLIGHTS galore, and a big, bright MODERN KITCHEN featuring an island for prep with lighted accent shelving and a pantry wall - loads of cabinetry! The spacious primary features a tray ceiling, comfort height vanity with dual sinks, a corner soaker tub and separate shower. The generous walk in closet is conveniently attached to the UPSTAIRS LAUNDRY room. Separating the primary from the two additional bedrooms and secondary full bath is a CENTRAL BONUS ROOM with 2 openings and a niche wall in the hallway. Very cool for a media or play room! Additionally, there is a BUILT IN TECH CENTRE/DESK - so many places for activities! This home comes complete with stainless steel kitchen appliances and front load washer and dryer, BUILT IN SPEAKERS in locations throughout the home, knockdown ceiling texture plus a gorgeous full height tile FIREPLACE with floating hearth as well as CENTRAL AIR Conditioning and CENTRAL VAC SYSTEM. Appreciate the unfinished walkout level to finish as you please! (Potential Suite - subject to approval and permitting by the city/municipality, games room or ultimate Person cave, home based business etc.) possibilities are endless! Check out this LOCATION - With Fish Creek Park's trails and pathways, Lake Sikome, schools, and shopping nearby, this is an unbeatable lifestyle in one of

Calgary’s most sought-after communities. This gorgeous, well kept home must be seen!