



GRASSROOTS
REALTY GROUP

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**229 Chaparral Valley Drive SE
Calgary, Alberta**

MLS # A2235749



\$559,900

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,356 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Lawn		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Soaking Tub, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: Hot Tub, wall Mount in Living Room, Alarm System, Shelves in Living Room

Welcome to Chaparral Valley! Close to Fishcreek Park and walking paths. This beautiful home is packed with value and won't last long! You'll love the fantastic curb appeal and the bright, open-concept layout. Step inside to a spacious living room that flows seamlessly into the kitchen, featuring a breakfast bar, stainless steel appliances, and a sunny dining nook—perfect for everyday living or entertaining. A convenient 2-piece bath completes the main level. Upstairs offers three generously sized bedrooms, including a master bedroom with a walk-in closet. You'll also find a large 4-piece family bathroom with a relaxing corner soaker tub and separate shower. The fully finished basement adds even more living space with a large rec room, a fourth bedroom with its own 4-piece ensuite, laundry area, and plenty of storage. Enjoy summer evenings in your backyard oasis! A huge deck, covered pergola, and double detached garage make this home a BBQ lover's dream. Located close to schools, parks, shopping, and public transit—this is the one you have been waiting for!