

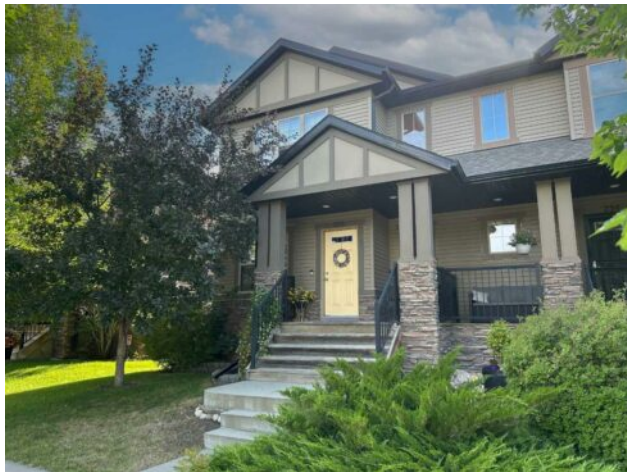


GRASSROOTS
REALTY GROUP

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

MLS # A2238630



\$569,800

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,720 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home

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

Inclusions: Alarm system (not monitored), shed

Step into a warm and welcoming main floor that effortlessly combines function and charm. Rich hardwood floors and abundant natural light create an inviting atmosphere throughout the open-concept layout. Walk through the front door and immediately you will see a great sized living room to your left. Next is the spacious kitchen featuring granite countertops, newer stainless steel appliances, a corner pantry, and a large island with seating, making it the perfect space for both everyday living and entertaining. The adjoining family room is anchored by a cozy gas fireplace and built-in TV niche, offering a comfortable setting for relaxing with family or guests. A bright dining area connects seamlessly to the backyard deck, making indoor-outdoor transitions a breeze. A stylish 2-piece powder room completes this thoughtfully designed main floor. Heading upstairs, the home continues to impress with a layout designed for both comfort and versatility. The spacious primary bedroom is a true retreat, filled with natural light and complemented by a stylish barn door leading into a beautifully finished ensuite. This private bath features granite countertops, warm tilework, a large walk-in shower, and access to a generous sized walk-in closet. Two additional bedrooms offer bright, cheerful spaces perfect for children, guests, or a home office, including one currently set up as a vibrant sewing and craft room. A centrally located 4 piece bathroom serves the secondary bedrooms, while a large laundry room with ample shelving and counter space keeps your clothes on the second level, saving you from carrying laundry up and down the stairs. The fully developed basement offers a quiet and spacious extension of the home, perfect for relaxing, working, or accommodating guests. A large central family room provides a comfortable setting for movie nights, reading, or games and

cozy carpeting. Just beyond double doors, a bright and cheerful bonus room with hardwood-style flooring and track lighting makes an ideal guest bedroom, craft room, or home office. With its functional layout and warm, welcoming atmosphere, the basement adds incredible flexibility and comfort to the home. Heading outside this beautifully landscaped backyard is complete with a spacious deck perfect for lounging or entertaining. The low-maintenance yard features vibrant garden beds, and cozy seating areas. A double detached garage offers secure parking and additional storage, with easy access via the rear lane. Whether you're hosting summer BBQs or relaxing in the sun, this outdoor space is designed for comfort and style.