



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

279 Chaparral Valley Way SE
Calgary, Alberta

MLS # A2245491



\$869,999

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Quartz Counters		

Inclusions: NONE

Welcome to this stunning home perfectly situated on a walkout lot backing directly onto Fish Creek Park, offering uninterrupted views and access to scenic walking trails right from your backyard. Enjoy luxury living with upgraded concrete stairs on the side and a home filled with thoughtful features throughout. Step inside to soaring 9 ft ceilings on both the main and upper floors, elegant lighting, 8 ft doors, and real hardwood flooring on the main level, creating an inviting and upscale ambiance. The chef's kitchen is a showstopper, featuring upgraded white shaker cabinets, quartz countertops, a spacious pantry, and high-end stainless steel appliances including a wall oven, built-in microwave, gas cooktop, and dishwasher. A grand staircase, illuminated by a designer light fixture, leads you to the upper floor, where you'll find a spacious principal bedroom with a luxurious 5-piece ensuite—including double sinks, a custom quartz bench shower, and a large walk-in closet. Two additional bedrooms share a convenient Jack and Jill bathroom, and a generous loft provides the perfect setting for cozy family evenings. The fully developed walkout basement includes a bedroom, upgraded full bathroom, large family room, and a dedicated office, ideal for working from home. Additional highlights include a central vacuum system and a water softener. Don't miss your chance to own this exceptional home backing onto one of Calgary's most beautiful natural reserves!