

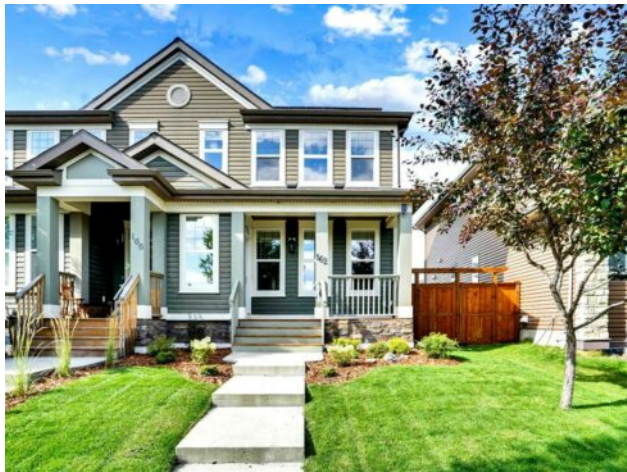


**GRASSROOTS**  
REALTY GROUP

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**162 Chaparral Valley Square SE**  
**Calgary, Alberta**

**MLS # A2246223**



**\$589,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE SUNDAY AUGUST 10th from 2:00-4:00pm...Come on down to Chaparral Valley, nestled right next to Fish Creek Park and the walking/biking paths and trails leading to the nearby Bow River, Fish Creek Park and the Ridges on both sides. South Calgary's biggest outdoor playground is right out your door and something you will surely enjoy if living here! As you pull up to this lovely home that oozes curb appeal you instantly get the feel that this home is special and well looked after, and your feelings would be correct. This home is spotless inside and out with fresh, brand new deck stains and paint inside. The front porch gives you a space to sit and enjoy the park space directly across the street to the south and takes you into the spacious foyer. This leads into your living area open to the dining area and kitchen in the rear of the home overlooking the yard. All the spaces are more than ample and are only accentuated by the nine-foot ceilings, plenty of windows and the fresh and bright new paint job in a neutral and modern white shade. The kitchen contains stainless appliances a large island with breakfast bar, and more than enough cabinet and counter space. By now you can't help but notice the pleasant cool of the central air conditioning running throughout the home. The rear mudroom takes you out to the fenced yard which is covered by a beautiful and freshly stained wood deck complete with a gazebo, two gas lines and a side graveled space, great for storage, adding a shed or even an easy conversion to a dog run. Beyond that is one of the jewels of the home, a huge oversized double garage measuring 25' x 24' x 11', on the inside! Back to the inside of the home, the semi open staircase takes you upstairs where you'll find three bedrooms including a full ensuite and walk-in closet off the primary

bedroom as well as two additional bedrooms and a shared bath for those. The unspoiled basement contains the laundry area and otherwise awaits your own development ideas or offers incredible storage. There are two egress windows, which allow flexibility and added light to the space. Did we mention the foresight of these owners to install a 4.5kW 10 panel solar pV system to the home in late summer 2024 which provide what is usually a sizeable monthly credit to the electricity portion of the monthly utility bill. What a nice extra. All of this in one attractive and difficult to match package. Come and see for yourself today!