



GRASSROOTS
REALTY GROUP

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**363 Chaparral Valley Way SE
Calgary, Alberta**

MLS # A2260201



\$748,168

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: none

WELCOME TO YOUR DREAM HOME WITH AN AMAZING VIEW!~!!!! Your Dream Home Awaits in Chaparral! Welcome to this stunning turnkey 2-storey gem tucked away in the vibrant and family-friendly community of Chaparral! From the moment you walk in, you'll feel the warmth, style, and charm of this beautifully maintained home — it's truly move-in ready and waiting for you! The main floor welcomes you with gleaming hardwood floors, soaring ceilings, and sun-drenched living spaces thanks to oversized windows that showcase uninterrupted views of the lush backyard and peaceful greenspace. The open-concept kitchen and living area is perfect for entertaining or cozy nights in — complete with stone countertops, stainless steel appliances, a gas stove, and a spacious pantry. The living room is the heart of the home, centered around a gorgeous gas fireplace and mantel — the perfect place to unwind after a long day. Just off the garage entrance, you'll love the extra-large mudroom with plenty of storage and a convenient powder room. Head upstairs to discover a massive bonus room ideal for movie nights, play time, or your dream home office. You'll also find two generously sized bedrooms, a full 4-piece bathroom, a handy upstairs laundry room, and a show-stopping primary retreat featuring a walk-in closet with built-in organizers and a luxurious 5-piece spa-like ensuite. The basement is untouched and ready for your personal touch — create the space you've always imagined! Step outside and fall in love with the beautifully landscaped backyard, full of blooming perennials, a large deck with a gas BBQ hookup, garden planter boxes, and direct access to scenic walking/bike paths through your own private gate! SPECTACULAR VIEW!!!!!!!!!!!! Located just minutes from Fish Creek Park, Blue Devil

Golf Club, schools, shopping, and more — this is the lifestyle you’ve been dreaming of! COME IMMEDIATELY!!!!!! Book your private tour today and get ready to fall in love with your forever home in Chaparral