



GRASSROOTS
REALTY GROUP

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

258 Chaparral Valley Terrace SE
Calgary, Alberta

MLS # A2260546



\$720,000

Division:	Chaparral		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,383 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Natural Woodwork, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

Nestled in the vibrant community of Chaparral, this stunning 2008 bungalow offers over 2,600 square feet of developed living space on a tranquil green space lot, with 1,383 sqft above grade. Perfectly designed for modern living, the spacious main floor features an open-concept layout with rich hardwood floors that flow seamlessly throughout, ideal for entertaining. The chef's kitchen is a culinary haven, equipped with stainless steel appliances including a gas range, built-in oven, microwave, dishwasher, and garbage compactor, alongside a bar fridge, granite countertops, a pantry, and a large island perfect for casual gatherings. The living area centers around a striking stone fireplace, inviting relaxation and socializing, while the dining space connects effortlessly to the rest of the main floor for seamless hosting. A main floor office/den with a built-in desk provides versatile space for work or hobbies, and the generous master suite serves as a spacious retreat with a luxurious five-piece ensuite and a large walk-in closet. Enhanced with ceiling speakers throughout, an on-demand hot water heater, water softener, and a reverse osmosis filtration system, this home combines comfort and convenience. Step outside to enjoy the large covered front veranda, a charming spot to savor morning coffee or an evening glass of wine, and the generous backyard deck with glass railings and a gas line for your BBQ, perfect for outdoor enjoyment. The exterior showcases durable Hardy Board siding paired with stone accents, creating beautiful curb appeal. Situated walking distance to the Blue Devil Golf Course and near shopping, Deerfoot Trail, and Stoney Trail, this home provides easy access to all parts of the city. Recent upgrades and high-end finishes ensure this property is move-in ready, blending luxury with practicality.

Copyright (c) 2025 . Listing data courtesy of Greater Calgary Real Estate. Information is believed to be reliable but not guaranteed.