

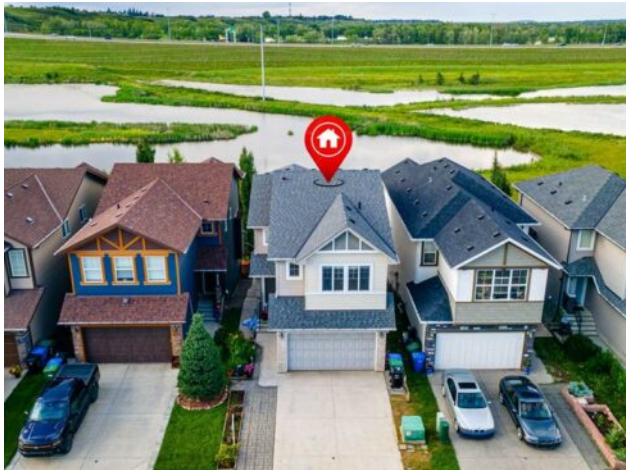


GRASSROOTS
REALTY GROUP

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263 Chaparral Valley Way SE
Calgary, Alberta

MLS # A2278146



\$749,888

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Irregular		

Heating:	High Efficiency, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Gazebo, Basement - Washer, Dryer, Dishwasher

AMAZING VALUE! WELCOME HOME to one of the most desired SE communities of CHAPARRAL. Your new executive home is waiting for your growing family offers peaceful living with NO neighbors behind you. This One-of-a-Kind 2-Storey Walkout (Potential for Suited) home recently painted is located on the quiet street backs onto a green space and bike/walking path. Main offers hardwood throughout the living room w/ gas fireplace, dining room that leads onto a full 23ft x 15ft north facing deck for your morning coffee, half bathroom, large mud room and a kitchen with white cabinets, quartz counter tops and stainless-steel appliances. Upper offers 2 spacious bedrooms, 4-piece bathroom, laundry room, large bonus room for movie nights and a primary bedroom with a walk-closet, 5-piece ensuite with his/her sinks, soaker tub and a separate shower. The walkout basement offers living room, dining room, bedroom, 4-piece bathroom, large den comes with washer/dryer, a fully functional wet bar comes with a dishwasher and wired for future stove and hood fan. The gorgeous 2-tier backyard decks waiting for you to entertain family and friends. The double attached garage comes with fully insulated and 12 ft height ceiling. Fish Creek Park's trails & pathways at your backyard. Mins to Lake Sikome, Blue Devil Golf Course, Bow River, schools and shops. Easy access to Stoney Trail, MacLeod Trail, Deerfoot Trail and South Campus Hospital. Don't miss and book your private viewing today!