



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

**MLS # A2280634**



**\$675,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,949 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In		
<b>Inclusions:</b>	Water Softener "as is, " Central Vacuum and Attachments "as is, "		

Open Houses Jan 24 & 25, 12:00-2:00. Welcome to this well maintained detached home in Chaparral Valley, offering a functional layout and thoughtful features throughout. The main level welcomes you with a spacious foyer, 9 ft ceilings, and hardwood floors that flow through the open concept design. The bright kitchen features quartz countertops, stainless steel appliances, white cabinetry, a large island, and a generous pantry, making it ideal for both everyday living and entertaining. The dining and living areas are anchored by a cozy gas fireplace, creating a warm and inviting space. Upstairs you will find two well sized bedrooms, a four piece bathroom, a convenient laundry room with newer washer and dryer, and a large bonus room perfect for movie nights or a family hangout. The spacious primary bedroom offers a walk in closet and a four piece ensuite, creating a comfortable private retreat. The south facing backyard provides all day sun and excellent potential for a garden. Enjoy summer evenings on the deck with a gas BBQ line already in place. Additional highlights include a double attached garage and an unfinished basement ready for future development. Make sure to view the 3D tour and book your private showing today!