



GRASSROOTS
REALTY GROUP

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308 Chaparral Valley Way SE
Calgary, Alberta

MLS # A2280634



\$675,000

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

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