



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

MLS # A2280634



\$670,000

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, "		

Welcome to this well maintained detached home in Chaparral Valley, perfectly located just steps from Fish Creek Park with its incredible river pathways and scenic walking trails. This home offers 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. Adding to the appeal, the home is also just minutes from Blue Devil Golf Course and close to everyday amenities, making it easy to enjoy both nature and convenience in this sought after community. Make sure to view the 3D tour and book your private showing today!