



GRASSROOTS
REALTY GROUP

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43 Chaparral Valley Common SE
Calgary, Alberta

MLS # A2283032



\$609,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Welcome to a beautifully maintained, owner-occupied home that truly shows pride of ownership throughout. Meticulously cared for and move-in ready, this property offers the perfect blend of comfort, functionality, and lifestyle in one of Calgary's most sought-after lake communities. The bright and open main floor features a welcoming foyer, spacious living room with cozy fireplace, and a well-designed kitchen with ample cabinetry, generous counter space, and a dining area ideal for both everyday living and entertaining. Large windows fill the home with natural light, creating a warm and inviting atmosphere. Upstairs, you will find a thoughtfully laid-out floor plan with a spacious primary bedroom complete with a walk-in closet and full ensuite, two additional well-sized bedrooms, a full bathroom, and a versatile family/bonus room - perfect for a home office, kids' play area, or relaxation space. The partially developed basement adds valuable living space with a large recreation room, plus plenty of storage and room for future development based on your needs. Additional highlights include an attached garage, convenient upper-floor laundry, and a private outdoor space ideal for summer enjoyment. Located in the highly desirable Chaparral community, residents enjoy year-round close proximity to Fish Creek Park, the Bow River, golf courses, scenic walking and biking trails, playgrounds, schools, and everyday amenities. This is a community designed for an active, outdoor lifestyle while still being minutes from shopping, dining, and major roadways. Homes this well cared for rarely last - an excellent opportunity for buyers seeking value, condition, and location. Book your showing today