



GRASSROOTS
REALTY GROUP

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**253 Chaparral Valley Drive SE
Calgary, Alberta**

MLS # A2286375



\$564,900

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,629 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot, S		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

JEWEL BOX OF A DEAL | CHAPARRAL VALLEY | NATURE & LUXURY COMBINED Welcome to a truly exceptional home where lifestyle meets location in the heart of Chaparral Valley—just steps from Fish Creek Park, the Bow River pathways, Blue Devil Golf Course, ponds, playgrounds, and an abundance of green space. This custom-crafted home offers over 1,629 sq ft of beautifully designed living space, 3 bedrooms plus a main-floor den, 2.5 bathrooms, and stunning views that create a peaceful retreat in an urban setting. The thoughtfully designed open-concept main level is ideal for modern family living and effortless entertaining. Soaring 9' ceilings on both the primary enhance the spacious feel, while extra windows flood the interior with natural light. The chef-inspired kitchen is the heart of the home, featuring rich dark-stained shaker cabinets extended almost to the ceiling, granite countertops, a large central island with an eating bar, a wall pantry, a full-height tile backsplash, and upgraded stainless steel appliances. Overlooking the dining area and cozy great room with a gas fireplace, the main floor also includes a private front-facing den—perfect for a home office, reading room, or play area. Upstairs, you'll find a spacious primary suite with a private ensuite including a separate tiled shower, long vanities, and a supersized walk-in closet. Two additional bedrooms, an upper-floor laundry room, and a second full bathroom complete this well-planned level. Step outside to your backyard oasis, a sunny and private west-facing yard with a detached garage, low-maintenance landscaping, a raised BBQ deck, and a lower patio - all perfect for relaxing, entertaining, or family fun. Curb appeal is top-notch, featuring wood column accents, stone detailing, upper front verandah and a covered front porch that warmly welcomes guests. Additional upgrades include:

Hardwood floors Modern lighting and plumbing fixtures Granite countertops Custom baseboards, doors, and trim Unspoiled basement with great development potential Located near schools, shopping, restaurants, public transit, and the South Health Campus in Seton, this home is a must-see for families, professionals, or anyone seeking a lifestyle rooted in both nature and convenience. Don't miss your chance to view this one-of-a-kind property—call your friendly REALTOR® today for a private tour!