



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

**MLS # A2289638**



**\$399,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** n/a

Welcome to this well-maintained townhouse in Chaparral Valley, ideally located close to walking paths, parks, and minutes from Blue Devil Golf Club. This unit offers a functional layout with a large kitchen featuring a central island, newer dishwasher, and ample storage. The open main floor provides comfortable living and dining space with direct access to a PRIVATE, FULLY FENCED YARD. Upstairs you'll find three spacious bedrooms, including a primary bedroom with a FOUR-PIECE ENSUITE, plus an additional four-piece bathroom for the secondary bedrooms. The PROFESSIONALLY DEVELOPED BASEMENT adds valuable living space with a large recreation room, a third four-piece bathroom, and a dedicated laundry area. Additional highlights include TWO TITLED PARKING STALLS located directly outside the unit. Residents enjoy access to nearby pathways along the Bow River, playgrounds, green space, convenient access to Stoney Trail and Macleod Trail. Don't miss your opportunity to live in this family friendly community. Call your favourite Realtor today to book a private viewing!