



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

**MLS # A2289890**



**\$799,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Environmental Reserve, Landscaped, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** None

Welcome to a home where nature and everyday living come together beautifully. Perfectly positioned on a premium walkout lot, backing directly onto Fish Creek Park, this property offers peaceful views and immediate access to scenic walking and biking trails. It's an exceptional setting for those who appreciate both the outdoors and modern comfort. Inside, the home has been designed with elevated finishes throughout. You'll notice the 9 foot ceilings on both the main and upper floors, 8 foot interior doors, elegant lighting, and rich hardwood flooring across the main level, creating a bright and welcoming atmosphere. The kitchen is both stylish and highly functional, perfect for everyday living and entertaining alike. It features white shaker cabinetry, quartz countertops, a generous pantry, and a premium stainless steel appliance package, including a gas cooktop, wall oven, built-in microwave, and dishwasher. Whether hosting friends or enjoying a quiet evening at home, this space was designed to bring people together. Upstairs, the primary suite offers a private retreat, complete with a spacious walk-in closet and a beautifully appointed 5 piece ensuite featuring double vanities and a custom quartz bench shower. Two additional bedrooms share a convenient Jack-and-Jill bathroom, while the sun-drenched loft provides a versatile space perfect for a media area, family lounge, or playroom. The fully-developed walkout basement expands the living space even further, offering a spacious family room, an additional bedroom, a beautifully upgraded full bathroom, and a dedicated office area ideal for working from home or creating a quiet workspace. Additional highlights include upgraded concrete side stairs, oversized driveway, central vacuum, and a water softener. Homes backing directly onto Fish Creek Park rarely come on the market. This is a truly unique opportunity

to enjoy privacy, breathtaking natural surroundings, and a thoughtfully designed home in one of Calgary's most sought after settings.