



**26 Chaparral Valley Green SE
Calgary, Alberta**

MLS # A2134385



\$785,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Lawn, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows		
Inclusions:	TV Mounts (4)		

5 BEDROOMS | LARGE CORNER LOT | FISH CREEK PARK & BLUE DEVIL GOLF CLUB JUST MINUTES AWAY! This attractive and spacious 5-bedroom home is situated on an oversized corner lot, has an exceptional floor plan and just over 3,200 sqft of functional and versatile living space. The location within the community is also second to none, right in the heart of Chaparral Valley and easily walkable to parks, playgrounds, pathways, sports fields, retail, numerous Fish Creek Park access points, the Bow River and is of course, just minutes to Blue Devil Golf Club. As you step inside, you will be impressed by the attention to detail and open concept floor plan that allows for a seamless flow between living spaces and is perfect for entertaining or spending time with family and friends. The large, bright living room is adjacent to the dining room and the kitchen that features a centre island with seating, rich cabinetry, full appliance package including a refrigerator with water and ice, ample storage and counter space and a massive walkthrough pantry that leads to the mud room and attached double garage. The main floor is completed with a spacious front entry, generous den and a half bathroom. The upper level offers a huge "x 14" bonus room perfect for movie nights, large second and third bedrooms, the main 4-piece bathroom and the centrepiece which is the primary bedroom suite with ample room for a king size bed and furniture, a spa-like 5 piece ensuite bathroom with dual vanities, deep soaker tub, oversized shower with a bench and a large walk-in closet that connects directly to the upper level laundry room. The finished basement has an enormous amount of additional living space, the majority of which was finished by the builder. This level offers roomy fourth and fifth bedrooms, another full 4-piece bathroom, large

mechanical/utility room and the oversized 23'5" x 16'9" recreation room/flex space that is currently set up as a full home gym. The large corner lot provides a large yard that is truly a private oasis featuring a huge 25'5" x 17'11" deck with privacy curtains, perfect for relaxing with a morning coffee or hosting barbecues nights. There is also a dog run area and a spacious and lush lawn space. The list of additional features includes new shingles and siding (2 years old), 9' ceilings and hardwood on the main level, a cozy gas fireplace in the living room, numerous new pot lights and custom lighting fixtures throughout, mud room lockers, additional custom-built storage space in the garage, central vacuum system with attachments, a quiet location within the community and much more! Welcome Home.