



**5 Chaparral Valley Crescent SE  
Calgary, Alberta**

**MLS # A2161022**



**\$740,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Chaparral   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,939 sq.ft.  | <b>Age:</b>   | 2014 (10 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Few Trees, Gazebo, Lawn, Irregular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wired for Sound |                   |      |
| <b>Inclusions:</b> | NEST' THERMOSTAT and PATIO GAZEBO  |                   |      |

Corner Home... You'll love this family home, stunning 2-storey, 3-bedroom (+ bonus room) and 2 and a half bathrooms, west-facing backyard former show home that is beautifully situated on a CORNER LOT in the heart of Chaparral Valley! As soon as you step in, you will find a large foyer with a conveniently located closet. Immediately, the elegant living-room with a gorgeous FIREPLACE that provides the focal point, 10' ceilings, lovely laminate flooring throughout the entire home, plus triple-pane windows. The chefs' kitchen has a wrap-around flat island perfect for entertaining guests. It comes complete with full-height custom cabinets, a built-in wine rack, quartz countertops, a beautiful stone backsplash, and stainless-steel appliances. From your dining room access to your large back yard, fully fenced, and already equipped with a GAZEBO to enjoy family gatherings, a large Upstairs is a CENTRAL BONUS ROOM separating the main bedroom & the two other bedrooms, perfect for family movie nights with 10' ceilings, a walk-up bar area with quartz countertops (plus a spot for your beverage/wine fridge) and is prewired for sound. The primary bedroom will host your king-sized furniture & a spa-like EN-SUITE, heated floors, with a coveted layout with double sinks AND walk-in CLOSET!! Top it off with the convenience of upstairs laundry! Two additional bedrooms for your kids. One of which has 10' ceilings! Other upgrades and extra work completed on the home include, but are not limited to, Central A/C, an HRV system, hot water on demand, upgraded 'European style' toilets throughout, a 'Nest' intelligent home thermostat, central vacuum with attachments, an exposed aggregate concrete driveway and rear exposed aggregate concrete patio (with Patio Gazebo included) and a natural gas hookup. Fully fenced & landscaped, an OVERSIZED Double Garage. The

BASEMENT is ready for your ideas! 9ft ceilings, a bathroom rough in, large windows & plenty of storage space you have a great space to work with & the electrical is complete! Chaparral Valley is a small & charming neighborhood community, that offers the lifestyle you're looking for. Enjoy walking to Blue Devil Golf Course, Bow River, and Fish Creek Conservation Area. The community's access to Stoney Trail, Macleod Trail, and Deerfoot Trail, to the Ring Road 22x/Stoney, plus getting to the Mountains/Banff, is a breeze for unlimited outdoor activities & of course, it is a few steps away from transit/bus stop. Surrounded by an abundance of nature, this home is only 8 minutes driving distance to the Chaparral School (K-6), a 7-minute drive to the Saint Sebastian Elementary School (K-6), Perfect for you and your family! \*\*\*3D VIDEO-TOUR. Welcome to this upgraded Jayman's Home.