



**GRASSROOTS**  
REALTY GROUP

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**51 Chaparral Valley Gardens SE**  
**Calgary, Alberta**

**MLS # A2207108**



**\$499,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Rectangular Lot, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

End Unit Townhome | No Neighbours Behind | Backing onto Greenspace & Walking Path | Single Attached Garage | 3 Beds | 2.5 Baths | Open Floor Plan | Full Height Kitchen Cabinets | Quartz Countertops | Kitchen Island with Barstool Seating | Stainless Steel Appliances | Gas Stove | Great Natural Light | Open Floor Plan | Gas Fireplace | Finished Basement | Ample Storage | Basement Laundry | Deck | Backyard. Welcome home to this inviting 2-storey townhome with boasting 2,020 SqFt of developed living space between the main, upper and basement levels. You end unit townhome with no neighbours behind backs directly onto a greenspace and pathway enhancing your outdoor lifestyle! Open the front door to a main level with an open concept floor plan, large windows, recessed lighting and great living space. The kitchen is outfitted with full height cabinets, stainless steel appliances, a gas stove and quartz countertops. The centre island with barstool seating is the perfect spot to enjoy small meals. The dining room is paired with sliding glass doors that lead to your deck and backyard providing you with a smooth transition between indoor/outdoor living in the warm summer months. Outside, the deck is a great space for outdoor dining! The gas fireplace in the living room compliments your comfort! The main level is complete with a 2pc bath. Upstairs is finished with plush carpet flooring in the 3 bedrooms. The primary bedroom opens with French doors and is partnered with a walk-in closet and private 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 are both a great size and share the 4pc bath with a tub/shower combo. Downstairs, the finished basement provides you with an additional 573 SqFt of living space. The basement can be used for you see fit; cozy family room, home office, gym, or entertainment space- the opportunities are endless. The sliding barn door

separates your living space from the large storage, laundry and utility room. The front attached single garage and driveway provide you with 2 private parking stalls. Hurry and book your showing today!