



GRASSROOTS
REALTY GROUP

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**280 Chaparral Valley Square SE
Calgary, Alberta**

MLS # A2213052



\$450,000

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 177
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	Rear Shed & Planter		

Introducing the perfect family home in an unbeatable location! This stunning Brownstone 2 Storey home is in a PRIME spot directly across from a featured green space & play park. Step inside and you'll find a spacious open concept on the main floor, perfect for both daily living and entertaining guests. The two breakfast bars is an added bonus while the generously sized dining room is ideal for hosting larger gatherings. With 3 spacious bedrooms upstairs, 2 1/2 bathrooms, fully developed basement, massive laundry room, ample storage space throughout. Fully fenced, sunny south back yard and behind the fence is space to park two vehicles. In Chaparral Valley you're just steps away from the beauty of Fish Creek Park, Sikome Lake, Blue Devil Golf Course, and convenient local shopping. With incredibly low condo fees of just \$177.00 per month, this property is not only a beautiful place to call home but also a smart investment. Let's go see it!