

## 67 Chaparral Valley Gardens SE Calgary, Alberta

**MLS # A2226362**



**\$474,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount, Spare Fridge, Basement Couches

This bright and inviting end-unit home in Chaparral offers a rare combination of space, updates, and unbeatable location. With a front-facing garage and a long driveway, there's plenty of parking—including visitor parking close-by. Step inside to a functional main floor layout with a welcoming entry, convenient half bath, and a coat closet. The home opens into a sun-soaked kitchen, living, and dining area with large windows and a back door that floods the space with natural light. The kitchen features quartz countertops, a brand new stainless steel fridge with water dispenser, and a sleek induction stove with an air convection oven—perfect for anyone who enjoys cooking. Upstairs, the primary suite is set behind French doors and offers a generous walk-in closet, additional storage space, and a 4-piece ensuite. Two more bedrooms and a full bath complete the upper floor. The finished basement adds flexibility, with updated vinyl plank flooring, a spacious living area, and a full bathroom—ideal for guests, a home gym, or media space. Outside, the massive fenced corner yard is a standout feature, ideal for pets, gardening, or play. Other recent upgrades include a brand new garage door and new lighting throughout. Chaparral is one of Calgary's most connected and nature-friendly communities. With easy access to Fish Creek Park, the Bow River, bike paths, playgrounds, and nearby golf courses, outdoor living is just steps away. The neighborhood is adding a brand new ice rink and basketball court right in the center of the complex, enhancing its family-friendly appeal. With the Walden Dog Park, Lafarge Meadows, and great local amenities all nearby, this is a property you'll want to see quickly.