

**363 Chaparral Valley Way SE**  
**Calgary, Alberta**

**MLS # A2244836**



**\$768,288**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,901 sq.ft.                                                             | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro |               |                   |

|                    |                                                                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows |                   |     |

**Inclusions:** N/A

WELCOME TO YOUR DREAM HOME WITH AN AMAZING VIEW!~!!!! Your Dream Home Awaits in Chaparral! Welcome to this stunning turnkey 2-storey gem tucked away in the vibrant and family-friendly community of Chaparral! From the moment you walk in, you'll feel the warmth, style, and charm of this beautifully maintained home &mdash; it's truly move-in ready and waiting for you! The main floor welcomes you with gleaming hardwood floors, soaring ceilings, and sun-drenched living spaces thanks to oversized windows that showcase uninterrupted views of the lush backyard and peaceful greenspace. The open-concept kitchen and living area is perfect for entertaining or cozy nights in &mdash; complete with stone countertops, stainless steel appliances, a gas stove, and a spacious pantry. The living room is the heart of the home, centered around a gorgeous gas fireplace and mantel &mdash; the perfect place to unwind after a long day. Just off the garage entrance, you'll love the extra-large mudroom with plenty of storage and a convenient powder room. Head upstairs to discover a massive bonus room ideal for movie nights, play time, or your dream home office. You'll also find two generously sized bedrooms, a full 4-piece bathroom, a handy upstairs laundry room, and a show-stopping primary retreat featuring a walk-in closet with built-in organizers and a luxurious 5-piece spa-like ensuite. The basement is untouched and ready for your personal touch &mdash; create the space you've always imagined! Step outside and fall in love with the beautifully landscaped backyard, full of blooming perennials, a large deck with a gas BBQ hookup, garden planter boxes, and direct access to scenic walking/bike paths through your own private gate! SPECTACULAR VIEW!!!!!!!!!!!! Located just minutes from Fish Creek Park, Blue Devil

Golf Club, schools, shopping, and more &mdash; this is the lifestyle you&rsquo;ve been dreaming of! COME IMMEDIATELY!!!!!! Book your private tour today and get ready to fall in love with your forever home in Chaparral