



GRASSROOTS
REALTY GROUP

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34 Chaparral Valley Place SE
Calgary, Alberta

MLS # A2224097



\$815,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,342 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Patio set, table and chairs (not Umbrella)

~ OPEN HOUSE SATURDAY JUNE 28th 1-3 PM ~ Nestled in the heart of a vibrant and welcoming community, this wonderful family home in a cul-de-sac and on a large pie lot stands as a testament to comfort and spacious living. Upon entering, you are welcomed by a spacious foyer and a convenient main floor office. The lovely home is kept nice and cool with central air conditioning. High ceilings and large windows create an airy atmosphere, filling each room with natural light. The living area is perfect for both intimate family gatherings and entertaining guests, with its cozy fireplace and comfortable seating arrangements. The gourmet kitchen is a chef's dream, equipped with stainless steel, ample counter space, and rich cabinetry. It seamlessly connects to the dining nook with coffered ceiling, where you can enjoy meals overlooking the picturesque yard kept lush with the underground sprinkler system. Upstairs you will find 3 bedroom and a desirable bonus room with vaulted ceilings that is a multifunctional space that can be catered to adults and children. The primary suite is a true retreat with comfort and relaxation in mind. Featuring a great walk-in closet, and a luxurious 5-piece en-suite bathroom with a soaking tub and separate shower highlighted with steam unit. 2 additional roomy bedrooms and a main bathroom complete the upper level. The fully finished basement is another great space this home offers. You will find 2 generously sized bedrooms, offering plenty of space for family members or guests. There is also another 4-piece bathroom and rec room with wet bar to utilize for family and friends. The backyard is a haven for outdoor enthusiasts, with ample space for various activities and lots of room for children. Whether you prefer lounging on the patio, hosting barbecues, or simply enjoying the beauty of nature, this yard provides the perfect setting. We can't

forget to mention the large mudroom/laundry room that is a family must for keeping organized and containing your stuff! Located off the extra deep garage and connected to the pantry for extra convenience. Newer furnace and soft water tank add even more value. This large home with a huge yard in a wonderful community offers the perfect blend of comfort and function. It's more than just a place to live; it's a place to create lasting memories and build a future.