



GRASSROOTS
REALTY GROUP

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73 Chaparral Valley Square SE
Calgary, Alberta

MLS # A2239244



\$925,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage, Insulated, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbors		

Heating:	Baseboard, Forced Air, See Remarks
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Gas range, Fridge, Hood Fan, Dishwasher, Built In Microwave, Red Outdoor Fireplace/Fire Pit, Outdoor Kitchen Cabinet/Worktop, All Furnishings/Rugs/Bedding/Crockery/Kitchen Items/Bath Linens in Lower Suite

WELCOME to this immaculate & FULLY updated 3 bed/2.5 bath two storey home featuring a legal & permitted 2 bed/1 bath AirBnB suite, backing onto a park & playground in the desirable community of Chaparral Valley! This stunning home has curb appeal for days! Walking up to the home you'll appreciate the thoughtful landscaping, large front poured concrete patio w/privacy fence (typically reserved for the AirBnB guests) & welcoming front porch. Walking in the front entryway you'll appreciate the 9' ceilings, front office w/wood treatment wall & barn door to ensure privacy from the main living area. The open concept main floor features a gourmet kitchen with large island, warm wood cabinetry, granite countertops, 4 burner Dacor gas range, Asco dishwasher (2024), built in microwave and butler's pantry going straight to the large mudroom, making bringing in groceries a breeze. The spacious dining & living area w/gas fireplace are perfect for entertaining and hosting large family gatherings. The front attached garage is perfect for winter chill with an epoxy floor, in-floor heating & mezzanine for storage. Going outside to the beautifully landscaped west facing yard, backing onto a large park & playground, you'll appreciate the large two level deck, BBQ gas line, outdoor kitchen prep counter & cabinet, and mid century outdoor fireplace, for enjoying those warm summer evenings dining al fresco and watching the sunset. Going upstairs you'll find a good sized covered balcony, perfect for enjoying your morning coffee. & watching the sunrise. The spacious primary suite is an oasis, featuring large windows overlooking the park, a good sized walk in closet and spa like 4 pc ensuite with soaker tub & large glassed in shower. A large bonus room for family movie nights, 2 generous additional bedrooms, 4 pc bath & large laundry room complete the upper level. Through the separate

side entrance is the bright & airy 2 bed/1 bath AirBnB named "Aspen & Embers" (2021) on the lower level. The owners are SuperHosts and this legal suite comes fully furnished & outfitted for guests as a turn key business, with an occupancy rate of 95% (+/-). The kitchen features modern cabinetry, solid surface counters, a 4 burner gas range & hood fan, dishwasher and built in microwave. The living/dining space has plenty of room for guests to relax in. The two good sized bedrooms, a large 3 pc bath & laundry complete the suite. Additional improvements of the home include triple pane windows throughout (2021), new hot water tank (2024), and the suite is heated w/electric baseboards & electronic air filtration system. The peaceful community of Chaparral Valley backs onto Blue Devil golf course, is a quick walk to various walking & bike trails in Fish Creek & the Bow River, close to schools, shopping, restaurants & services, and has easy access to Stoney Trail, Deerfoot Trail & MacLeod Trail, making it ideal for both families & AirBnb guests alike. This exceptional property won't last! Book your showing today!