



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

128 Chaparral Valley Drive SE  
Calgary, Alberta

MLS # A2250010



**\$879,888**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,535 sq.ft.           | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped  |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <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   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to your dream home! This exquisite property offers an impressive 3,714 square feet of living space, designed to provide comfort and style for you and your family. As you enter, you'll be greeted by beautiful hardwood floors that flow seamlessly throughout the main level. The open-concept layout is perfect for entertaining, featuring a cozy fireplace that adds warmth and charm to the living area. The modern kitchen is a chef's delight, equipped with sleek quartz countertops and stainless steel appliances, making meal prep a breeze. This home boasts 4 bedrooms and 3.5 baths. The master suite is a true retreat, complete with a generous walk-in closet and a private ensuite bathroom. Need extra space for family gatherings? The bonus room is ideal for quality time together, while two additional bedrooms and a full common bathroom provide ample accommodation for everyone. But that's not all! The fully finished walkout basement is a fantastic addition, featuring a cozy bedroom, a full bathroom, and a versatile family room. Whether you're hosting friends for a movie night or enjoying a game of Poker in the recreation room, this space is designed for fun and relaxation. Located in a vibrant community, this home is conveniently situated near retail shops, schools, and wellness services, with quick access to Stoney Trail for easy commuting. There will be a walking a future walking/bike pathway. Don't miss out on this incredible opportunity! Book your viewing today and come see for yourself why this stunning home is the perfect place to call your own!