



**112 Chaparral Valley View SE  
Calgary, Alberta**

**MLS # A2299698**



**\$699,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,915 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), 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	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Vinyl Windows		

**Inclusions:** Storage shed

Discover this beautiful home fronts onto lush green space with direct access to ravine walking paths. The bright, open-concept main floor is bathed in natural light, beautifully illuminating the rich hardwood floors. In the heart of the home, a stunning tiled fireplace is flanked by expansive windows, creating an inviting living room perfect for relaxation. The chef-inspired kitchen is designed for both style and function, featuring a massive central island, high-end stainless-steel appliances, full-height cabinetry, and a generous walk-in pantry. An adjacent dining area, encased in windows, leads seamlessly to a tiered back deck, blending indoor comfort with outdoor entertaining. The upper level is designed for family life, anchored by a versatile bonus room that boasts tranquil green space views. The primary retreat offers a spa-like five-piece ensuite featuring dual sinks, a deep soaker tub, and a separate shower. Two additional spacious bedrooms share a clean, modern four-piece bathroom, while the laundry and powder rooms are privately tucked away for maximum convenience. An unfinished basement is a blank canvas with incredible potential to add value and living space to your home. Stepping outside, you will find a professionally landscaped oasis, a quaint patio, and a fully fenced grassy yard. The gas-line-equipped deck is perfect for hosting summer BBQs, while an oversized shed keeps your seasonal gear organized. Located in a vibrant, family-friendly community just steps from Fish Creek Park and Sikome Lake, this home offers unparalleled access to parks, playgrounds, and nature adventures.