



GRASSROOTS
REALTY GROUP

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**342 Chaparral Valley Drive SE
Calgary, Alberta**

MLS # A2300156



\$559,900

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,582 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Discover your dream home in this beautifully upgraded duplex nestled in Calgary's peaceful Chaparral Valley community! This stunning property features premium hardwood floors, granite countertops, and a chef's kitchen with a large island, stainless steel appliances, and plenty of space for entertaining. With three spacious bedrooms upstairs (including a primary suite with walk-in closets and private bathroom), an open-concept main floor, and a sunny backyard perfect for families and pets, this home offers the perfect blend of luxury and comfort. You'll love the double garage, nearby parks and playgrounds, plus easy access to scenic walking trails, Fish Creek Park, the Bow River, and Blue Devil Golf Course right in your backyard. Located with convenient highway access for commuting but surrounded by nature's beauty, this isn't just a house – it's your gateway to the perfect Calgary lifestyle where modern elegance meets outdoor adventure! Don't miss this rare opportunity – schedule your viewing today and fall in love with Chaparral Valley living!