



**153 Chaparral Valley Mews  
Calgary, Alberta**

**MLS # A2307284**



**\$719,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,663 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** Outdoor Fireplace

Experience an exceptional combination of elegance and comfort in this beautiful detached residence, located in the desirable Chaparral Valley area of Southeast Calgary. This home has been meticulously enhanced with high end custom features and detailed finishes that offer a truly sophisticated lifestyle. The chef inspired kitchen serves as the heart of the home and acts as a genuine designer masterpiece. It features a custom crafted range hood that serves as a stunning focal point, elevating the entire space. Whether you are hosting a formal dinner party or sharing a meal with family, this kitchen provides an ideal backdrop for every occasion. texture and warmth to both the interior and exterior. On the upper level, the family room showcases a beautiful custom barn door that brings a touch of modern farmhouse charm while offering both privacy and style. Outside, you can enjoy a private retreat featuring a gorgeous covered deck equipped with skylights. This setup allows you to relax outdoors in any weather. As the sun goes down, you can move to your outdoor fireplace, which creates the perfect atmosphere for cozy evenings under the stars. The basement level provides excellent flexibility for future projects. It currently includes a rough-in for a steam room, which presents a unique opportunity for you to develop a personal wellness sanctuary or home spa. Situated in the peaceful and scenic Chaparral Valley, this home is surrounded by beautiful walking paths, local parks, and the Bow River. Golf lovers will appreciate being moments away from the prestigious Blue Devil Golf Club. With convenient access to major commuting routes and the various amenities of Southeast Calgary, this property offers a complete living experience. This residence is perfect for those who appreciate the finer things in life.