



**GRASSROOTS**

REALTY GROUP

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**80 Chaparral Valley Crescent SE  
Calgary, Alberta**

**MLS # A2313870**



**\$609,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,676 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Private		

<b>Heating:</b>	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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this home located in the beautiful community of Chaparral Valley. This home offers the perfect mix of peaceful living and everyday convenience. You're surrounded by scenic walking paths, green spaces, and the Bow River nearby, while still being just minutes away from schools, shopping, restaurants, parks, golf courses, and easy access to major roads. This well designed home offers 1,676 sq ft of comfortable living space, with a layout that just makes sense for everyday life. As you step in, you're welcomed by a spacious foyer that opens into a bright, open concept main floor. One thing you'll immediately notice is the recently updated hardwood flooring, which brings a fresh, modern feel while also being durable and easy to maintain which is a solid upgrade that's already been taken care of for you. The light fixtures have also been recently updated, adding a clean, modern finish throughout the home. You'll also appreciate the thoughtfully added wallpaper feature walls in select areas, giving the home a stylish, curated feel and just the right amount of character without overpowering the space. The kitchen sits right at the centre, featuring granite countertops, a large island with pendant lighting, a spacious pantry, and newer stainless steel appliances, so you're not walking into a home where everything needs replacing. It flows nicely into the dining area and living room, creating a warm and connected space. From here, you step out onto your private 10x10 deck and backyard, perfect for summer hangouts or winding down in the evening. Upstairs, there's a bonus room that can be whatever you need it to be a cozy lounge, home office, or even a media space. You'll also find laundry conveniently located on this level and three well sized bedrooms. The primary bedroom comes with a walk-in closet and

a 4piece ensuite, giving you your own little retreat at the end of the day. The fully finished basement adds even more flexibility, with a large recreation area, a full bathroom, and a den great for guests, a home gym, workspace, or just extra room to enjoy. Set in a quiet, family friendly area, this home really gives you that balance of calm living while still being close to everything you need. If you've been looking for something that feels like home the moment you walk in&hellip; this might just be it.