GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6 Chaparral Valley Square SE Calgary, Alberta

MLS # A2315374

$615,900

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,551 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Additional Parking, Alley Access, Asphalt, Double Garage Detached, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Tree		

Heating:	High Efficiency, Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-

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

Inclusions: BBQ, Awning & attachments, Shed, garden tools, shelves in garage, folding table and refrigerator in the basement, sump pump, workbenches

OPEN HOUSE THIS SATURDAY 1-3 PM. Where lifestyle, nature, & thoughtful upgrades come together in a truly rare offering. This “once in a blue moon” opportunity presents one of the largest lots in the community, set on an expansive corner parcel of approximately 5,400+ sq ft—larger than many single-family homes. From the moment you arrive, the pride of ownership and attention to detail are unmistakable. The south-facing backyard with west escarpment views, and the wide-open park to the north is nothing short of exceptional, professionally landscaped with mature trees, stone features, underground sprinklers, and multiple outdoor living spaces designed to enjoy every season. Inside, this Jayman-built home offers the largest duplex floorplan in the area, enhanced with 9’ ceilings, extra windows added for natural light, and an open-concept layout that feels both spacious and inviting. The chef-inspired kitchen is beautifully appointed with granite countertops, stainless steel appliances, built-in wall oven, electric cooktop, and a large island with double sink and Bosch dishwasher—perfect for everyday living and entertaining alike. Heated tile floors, custom cabinetry features, and premium window coverings elevate the entire main level. The open concept living is perfect for those who like to entertain and having the kitchen dinning flow out to the backyard, which is any persons dream. With a half bathroom this main floor is perfect for family, or a couple. Upstairs, you’ll find generous bedrooms including a primary retreat with a large walk-in closet and thoughtfully upgraded finishes throughout, and view overlooking the park, greenspace and the square. The additional main bathroom is equipped with lots of counter space and storage with two good sized bedrooms. While the basement offers future potential with rough-in

plumbing, added insulation, and upgraded soundproofing. Downstairs has 2 bright windows and washer dyer with sink, and a folding table. The basement offers an easy space to finish off if you desired. Additional features such as air conditioning, water softener, Vaccuflo system with the best little retractable hose vac tucked under the kitchen sink (No more crumbs) The outdoor experience here is unmatched featuring a composite deck with retractable awning, custom stone patio, slate entertaining area, and a fully fenced yard complete with a dedicated dog run with artificial turf. The oversized 22x24 insulated and drywalled 2 car garage also feature a storage, and a workbench station, additional paved parking just for you, and potential RV space ensure there is room for everything—whether it’s vehicles, toys, or hobbies. Recent updates include roof 2021, west siding, and hot water tank 2020, 2026 new aluminum railing on the front porch, composite decking for no maintenance out the back, provides peace of mind and turnkey living. The location is equally impressive—directly across from a playground and park, and just steps to an extensive pathway system

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