



GRASSROOTS
REALTY GROUP

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334 Chaparral Valley Drive SE
Calgary, Alberta

MLS # A2328173



\$509,999

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,574 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s)		

Inclusions: NONE

Welcome to this exceptional ****Jayman Built**** home, where lifestyle meets location in the heart of Chaparral Valley! Surrounded by nature and just steps from Fish Creek Park, the Bow River pathway system, Blue Devil Golf Course, scenic ponds, playgrounds, and endless green space, this beautiful home offers the perfect balance of comfort and convenience. Packed with value and move-in ready, this home boasts fantastic curb appeal and a bright, open-concept layout designed for modern living. Step inside to a spacious living room that flows seamlessly into the kitchen, featuring a breakfast bar, stainless steel appliances, and a sunny dining nook—perfect for everyday living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a large 4-piece ensuite. The additional bedrooms provide plenty of space for family, guests, or a home office. Step outside and enjoy your backyard oasis featuring a huge deck—ideal for summer BBQs, relaxing evenings, and outdoor gatherings. Recent upgrades provide added peace of mind, including a newer furnace, newer hot water tank, new sump pump, and water softener. Ideally located close to schools, parks, shopping, public transit, and major amenities, this is the one you've been waiting for. Don't miss your opportunity to own this outstanding ****Jayman Built**** home and experience everything Chaparral Valley has to offer!