



GRASSROOTS
REALTY GROUP

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292 Chaparral Valley Circle SE
Calgary, Alberta

MLS # A2334725



\$819,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,206 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Back Lane, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

The FERN! To be built by Baywest Homes on a walkout lot backing greenspace in the brand new community of Chaparral Meadows. This home and lot represent one option, with buyers free to choose a different floor plan while still personalizing upgrades and interior selections to suit their lifestyle. Anticipated build time is approximately 10 -12 months. Offering 2,206 sq.ft., this thoughtfully designed front-drive home features three bedrooms and 2.5 bathrooms with an open to above main floor, with office, ideal for everyday living and entertaining. Kitchen options include an upgraded kitchen, butler's pantry, or spice kitchen. The walkout lot backing onto greenspace creates outstanding potential for indoor-outdoor living, abundant natural light in the lower level, and a peaceful backyard setting. Upstairs, buyers can choose between the standard layout or an alternate layout adding 193 sq.ft., including an optional fourth bedroom. The walkout basement can also be developed with an additional bedroom, recreation room, and flex space. Exterior elevations include Arts & Crafts, Prairie, and Tudor styles. Welcome to Chaparral Meadows, one of Calgary's newest southeast communities. Nestled between the Bow River and Fish Creek Provincial Park, the community backs directly onto Blue Devil Golf Course while offering immediate access to the Bow River pathway system. Residents will enjoy convenient access to Stoney Trail, Macleod Trail, and Deerfoot Trail, with nearby shopping at Township, Wolf Willow Crossing, and Chaparral Valley Square, along with established schools and everyday amenities. It's a rare opportunity to build a personalized home in a community centered around golf, nature, and convenience.