



GRASSROOTS
REALTY GROUP

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56 Chaparral Valley Row SE
Calgary, Alberta

MLS # A2334966



\$607,400

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,822 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line		

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

Inclusions: N/A

The LENNOX! To be built by Baywest Homes in the brand new community of Chaparral Meadows. This home & lot represent one option, buyers are free to select a different floor plan, and upgrades & interior options can still be personalized to suit your style. Anticipated build time is approximately 8-10 months. Fantastic 1,822 sq.ft. laned home with 3 beds & 2.5 baths. Spacious open-concept design built with versatility at heart, anchored by a main floor home office, ideal for anyone working from home or wanting a dedicated space for hobbies, study, or a quiet retreat. A main floor bedroom option is also available for multi-generational living or extra flexibility, with an upgraded kitchen & side entry among the additional main floor configurations. Upper floor offers 3 generous bedrooms including a primary suite, with upgraded ensuite & laundry options available. Develop the lower level for a bedroom & rec room (+558 sq.ft.), or go further with a finished basement suite (+769 sq.ft.), a great option for extended family or rental income potential (A secondary suite would be subject to approval & permitting by the city/municipality). Choose from Arts & Crafts, Prairie, or Tudor exterior elevations to make this home your own. Welcome to Chaparral Meadows, one of Calgary's newest SE communities & a hidden gem for buyers looking to escape the city without leaving it. Tucked between the Bow River and Fish Creek Provincial Park, this community backs directly onto the Blue Devil Golf Course, giving golfers a true lifestyle advantage with the course practically out your back door. The Bow River pathway system runs right along the community's edge, offering endless walking & biking trails through the river valley for outdoor enthusiasts of every kind. Commuters & weekend explorers alike will appreciate the easy access to Stoney Trail, putting the rest of the city — and the

mountains — within quick reach, while Macleod Trail & Deerfoot Trail are also close by. Shopping & everyday conveniences are covered nearby at Township in Legacy, Wolf Willow Crossing & Chaparral Valley Square, and established schools & family amenities in neighbouring communities round out the picture. This is a rare opportunity to get in early on a community built around golf, river valley living & everyday convenience. Visit the Baywest Homes show home in Chaparral Meadows to tour the Lennox & explore your options today!