



GRASSROOTS
REALTY GROUP

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112 Chaparral Valley View SE
Calgary, Alberta

MLS # A2339319



\$629,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: storage shed

Discover this beautiful home fronts onto lush green space with direct access to ravine walking paths. The bright, open-concept main floor is bathed in natural light, beautifully illuminating the rich hardwood floors. In the heart of the home, a stunning tiled fireplace is flanked by expansive windows, creating an inviting living room perfect for relaxation. The chef-inspired kitchen is designed for both style and function, featuring a massive central island, high-end stainless-steel appliances, full-height cabinetry, and a generous walk-in pantry. An adjacent dining area, encased in windows, leads seamlessly to a tiered back deck, blending indoor comfort with outdoor entertaining. The upper level is designed for family life, anchored by a versatile bonus room that boasts tranquil green space views. The primary retreat offers a spa-like five-piece ensuite featuring dual sinks, a deep soaker tub, and a separate shower. Two additional spacious bedrooms share a clean, modern four-piece bathroom, while the laundry and powder rooms are privately tucked away for maximum convenience. An unfinished basement is a blank canvas with incredible potential to add value and living space to your home. Stepping outside, you will find a professionally landscaped oasis, a quaint patio, and a fully fenced grassy yard. The gas-line-equipped deck is perfect for hosting summer BBQs, while an oversized shed keeps your seasonal gear organized. Located in a vibrant, family-friendly community just steps from Fish Creek Park and Sikome Lake, this home offers unparalleled access to parks, playgrounds, and nature adventures.