

**18 Chaparral Valley Place SE
Calgary, Alberta**

MLS # A2166052



\$750,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,891 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Welcome to your dream family home in the tranquil Chaparral Valley! This stunning "Show Home Quality" residence is designed for ultimate family fun and entertaining, featuring an expansive backyard oasis perfect for making lasting memories. With its classic 3+1 bedroom layout and upper bonus room, this home offers plenty of sq ft for the family. Inside, you'll find a welcoming atmosphere with "ceilings, a modern color palette, and beautiful hardwood floors throughout the kitchen, nook area, foyer, hallway, and family room. The stylish kitchen is a highlight, boasting a central island with a flush eating bar, stainless steel appliances (including a double oven and microwave hood cover), an inverter fridge, a spacious walk-through design, and a separate pantry with ample storage. Upgraded shaker-style cabinets, a white subway tile backsplash, recessed lighting, and extra storage options make this kitchen both functional and beautiful. The upper level is perfect for family living, featuring a bonus room with extra light from a side window, a full laundry room, two additional bathrooms, and three generously sized bedrooms. The primary bedroom is a retreat in itself, with a walk-in closet and a luxurious ensuite complete with a soaking tub and separate shower. The fully finished lower level offers even more space for family activities, including a large bedroom with a walk-in closet, a full bathroom, a wet bar, and a spacious family room. You'll also find plenty of storage here to keep things organized. Outside, this home shines with its impressive curb appeal, including newer Hardie Board siding, Class 4 asphalt shingles, and charming stone details. The easy-maintenance yard features a premium fence with lights, numerous trees, and a fantastic outdoor setup: an upper deck, a lower patio with a playhouse, and a cozy

firepit area with a gas line connection. Located just steps away from golf courses, scenic pathways, ponds, river trails, parks, shopping, and playgrounds, this home also offers convenient access to Stoney Trail. Make this exceptional property your family's new haven where every day is filled with comfort and joy!