

**15 Chaparral Valley Grove SE**  
**Calgary, Alberta**

**MLS # A2202840**



**\$739,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, No Smoking Home		

**Inclusions:** white Shelving in basement room

Welcome to this beautifully maintained three-bedroom, two-story home, offering exceptional living space in a prime location. Built by Cardel Homes, this property boasts quality craftsmanship and thoughtful design. Step inside to find 9-foot ceilings and hardwood flooring throughout the main area, creating a bright and inviting atmosphere. The spacious living room flows seamlessly into the updated kitchen, perfect for entertaining. The den/office features a built-in wall unit, providing a stylish and functional workspace. Upstairs, the bonus room with a built-in wall unit adds versatility, while the bedrooms offer comfort and privacy. French doors lead to a two-tiered deck, overlooking a sunny south-facing backyard—ideal for relaxation and outdoor gatherings. The partially developed basement is awaiting your personal touch to complete it to your liking. A mudroom and double attached garage add convenience to this well-designed home. Steps away from the golf course, this home offers the perfect blend of luxury and location. This property won't last—schedule your private viewing today!