



130 Chaparral Valley Square Calgary Alberta

\$769,999

Open house Sunday March 23rd 1:45-3:30pm LOCATION LOCATION LOCATION! Welcome to this wonderful Jayman built home in the heart of Chaparral Valley! Located on a quiet street facing a green space, walking path and a playground as well as surrounded by the nature of Fish Creek provincial park. Walking distance to the river, walking and bike paths, dog park and marsh lands, you could not ask for a better location! This home offers you ample parking spaces with a double attached garage, driveway and street parking. This home is also laned with a back alley, which is harder to find and gives you some separation from your neighbors! Upon entering, you will first notice your generously sized front entry and 9' ceilings on the main floor! So much space for family and friends to enter together. The entire home has been refreshed with new paint and newer hardwood flooring on the main floor. Your open concept main floor includes your great room with beautifully upgraded wide antique white fireplace mantle, large windows, dining and kitchen. Your U-shaped kitchen gives so much counter and storage space! All Stainless appliances including French Door fridge, built in microwave and wall oven, countertop gas stove top and a brand new dishwasher which is being installed within the next week. This kitchen also has an island with seating as well as an extra long peninsula with breakfast bar! Making this home great for get-togethers but feels warm and inviting for your own quiet nights! The large windows throughout the home offer plenty of sunlight making this home bright and sunny all throughout the day! Completing this floor you have your back garage entrance and a large 2pc powder room. On the second floor you will find your centrally located bonus room, built in office / workspace, 2nd floor walk-in laundry room just outside of all three bedrooms! (no more stairs for all thos...

Bonus Room 16.92 Ft x 13.42 Ft

Office 7.92 Ft x 6.83 Ft

Bedroom 12.50 Ft x 9.58 Ft

Primary Bedroom 11.67 Ft x 10.00 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

5pc Bathroom 9.92 Ft x 9.08 Ft

Other 9.42 Ft x 7.92 Ft

Great room 17.17 Ft x 14.58 Ft

Kitchen 15.33 Ft x 10.42 Ft

Dining room 12.92 Ft x 11.17 Ft

2pc Bathroom 6.75 Ft x 5.08 Ft

Bedroom 14.92 Ft x 12.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

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Laundry room 7.92 Ft x 5.58 Ft