



# 10 Chaparral Valley Square Calgary Alberta

\$549,900

\*\*\*\*OPEN HOUSE: DEC 17 (SUNDAY) 1:30pm To 4pm\*\*\*\*Welcome to FULLY DEVELOPED & UPGRADED 2 Storey Semi Detached Home Facing RIGHT ACROSS THE STREET HUGE GREEN SPACE/PARK in Chaparral Valley SE. This Lovely home offers a TOTAL LIVING AREA OF 2100 SQFT PLUS, which has 4 BEDROOMS & 3.5 WASHROOMS. The home also has OVERSIZED DOUBLE DETACHED GARAGE for your convenience and to protect the vehicle investment from Alberta winter. MAIN FLOOR invites you with an open concept floor plan with a front cozy living room, central modern kitchen having granite countertops & stainless-steel appliances. At the rear side it has a spacious dining area, 2pc washroom followed by exterior door taking to the deck and south back yard. UPPER FLOOR has Large master bedroom with 4pc ensuite and walk-in closet followed by other 2 good sized bedrooms and 4pc main bath finishes the level. FULLY FINISHED BASEMENT has 4th Bedroom, 4pc main bathroom and huge recreation room for your entertainment purposes. The furnace/utility room with laundry is spacious for more storage needs. FULLY FENCED AND LANDSCAPED SOUTH BACKYARD MAKES IT PERFECT FOR SUMMER GATHERING OR KIDS PLAY AREA. A home for the outdoor enthusiast, the NEARBY Fish Creek Park and wetlands offer a seasonal diversity of birds while the Bow River has endless bike paths and year round fly-fishing. Enjoy golfing in the summer and cross country skiing in the winter at Blue Devil Golf Course and McKenzie Meadows Golf Club, or beat the summer heat at nearby Sikome Lake. A peaceful and quiet community, Chaparral Valley is close to great shops and schools with quick access to the ring road and South Campus Hospital. THIS BEAUTIFUL HOME IS READY FOR YOU TO MOVE IN AND START MAKING NEW MEMORIES. Great home for young and growing families. PROPERTY IS VACANT & QUICK POSSESSION Available. Call your favorite realtor now to schedule for your private viewi...

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|--|-------------------------------------|
| Recreational, Games room 24.50 Ft x 14.50 Ft | Other 6.75 Ft x 3.75 Ft             |
| Bedroom 11.50 Ft x 9.42 Ft                   | Foyer 9.50 Ft x 5.33 Ft             |
| 4pc Bathroom 8.33 Ft x 5.08 Ft               | Primary Bedroom 13.17 Ft x 12.25 Ft |
| Furnace 15.58 Ft x 9.67 Ft                   | Bedroom 14.17 Ft x 9.42 Ft          |
| Living room 17.00 Ft x 13.08 Ft              | Bedroom 10.42 Ft x 9.58 Ft          |

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Listing Presented By:



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RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

<http://www.realestatecalgary-ab.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

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Kitchen 15.08 Ft x 12.50 Ft  
Dining room 12.42 Ft x 12.17 Ft  
2pc Bathroom 5.67 Ft x 5.08 Ft

4pc Bathroom 12.25 Ft x 5.92 Ft  
4pc Bathroom 9.08 Ft x 5.08 Ft