



# 105 Chaparral Valley Drive Calgary Alberta

\$399,000

Welcome to this well-maintained townhouse in Chaparral Valley, ideally located close to walking paths, parks, and minutes from Blue Devil Golf Club. This unit offers a functional layout with a large kitchen featuring a central island, newer dishwasher, and ample storage. The open main floor provides comfortable living and dining space with direct access to a PRIVATE, FULLY FENCED YARD. Upstairs you'll find three spacious bedrooms, including a primary bedroom with a FOUR-PIECE ENSUITE, plus an additional four-piece bathroom for the secondary bedrooms. The PROFESSIONALLY DEVELOPED BASEMENT adds valuable living space with a large recreation room, a third four-piece bathroom, and a dedicated laundry area. Additional highlights include TWO TITLED PARKING STALLS located directly outside the unit. Residents enjoy access to nearby pathways along the Bow River, playgrounds, green space, convenient access to Stoney Trail and Macleod Trail. Don't miss your opportunity to live in this family friendly community. Call your favourite Realtor today to book a private viewing! (id:6769)

Recreational, Games room 28.83 Ft x 9.42 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft  
 Living room 13.17 Ft x 11.50 Ft  
 Kitchen 11.58 Ft x 9.25 Ft  
 Dining room 9.42 Ft x 7.75 Ft  
 2pc Bathroom 5.33 Ft x 4.92 Ft

Primary Bedroom 13.00 Ft x 12.75 Ft  
 4pc Bathroom 7.50 Ft x 5.92 Ft  
 Bedroom 10.25 Ft x 9.58 Ft  
 Bedroom 10.33 Ft x 8.92 Ft  
 4pc Bathroom 8.92 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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