



## 308 Chaparral Valley Way Calgary Alberta

\$675,000

Welcome to this well maintained detached home in Chaparral Valley, perfectly located just steps from Fish Creek Park with its incredible river pathways and scenic walking trails. This home offers a functional layout and thoughtful features throughout. The main level welcomes you with a spacious foyer, 9 ft ceilings, and hardwood floors that flow through the open concept design. The bright kitchen features quartz countertops, stainless steel appliances, white cabinetry, a large island, and a generous pantry, making it ideal for both everyday living and entertaining. The dining and living areas are anchored by a cozy gas fireplace, creating a warm and inviting space. Upstairs you will find two well sized bedrooms, a four piece bathroom, a convenient laundry room with newer washer and dryer, and a large bonus room perfect for movie nights or a family hangout. The spacious primary bedroom offers a walk in closet and a four piece ensuite, creating a comfortable private retreat. The south facing backyard provides all day sun and excellent potential for a garden. Enjoy summer evenings on the deck with a gas BBQ line already in place. Additional highlights include a double attached garage and an unfinished basement ready for future development. Adding to the appeal, the home is also just minutes from Blue Devil Golf Course and close to everyday amenities, making it easy to enjoy both nature and convenience in this sought after community. Make sure to view the 3D tour and book your private showing today! (id:6769)

4pc Bathroom 10.67 Ft x 5.67 Ft

4pc Bathroom 8.83 Ft x 9.25 Ft

Bedroom 10.67 Ft x 10.00 Ft

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Bonus Room 16.83 Ft x 12.83 Ft

Laundry room 6.33 Ft x 6.00 Ft

Primary Bedroom 11.83 Ft x 19.67 Ft

2pc Bathroom 5.67 Ft x 4.83 Ft

Dining room 9.17 Ft x 13.17 Ft

Foyer 14.92 Ft x 5.00 Ft

Kitchen 12.25 Ft x 8.83 Ft

Living room 11.83 Ft x 17.67 Ft

Listing Presented By:



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CIR Realty

<http://www.sandraroen.ca/>

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