



DIGITALLY ENHANCED IMAGE

43 Chaparral Valley Common Calgary Alberta

\$609,900

Welcome to a beautifully maintained, owner-occupied home that truly shows pride of ownership throughout. Meticulously cared for and move-in ready, this property offers the perfect blend of comfort, functionality, and lifestyle in one of Calgary's most sought-after lake communities. The bright and open main floor features a welcoming foyer, spacious living room with cozy fireplace, and a well-designed kitchen with ample cabinetry, generous counter space, and a dining area ideal for both everyday living and entertaining. Large windows fill the home with natural light, creating a warm and inviting atmosphere. Upstairs, you will find a thoughtfully laid-out floor plan with a spacious primary bedroom complete with a walk-in closet and full ensuite, two additional well-sized bedrooms, a full bathroom, and a versatile family/bonus room - perfect for a home office, kids' play area, or relaxation space. The partially developed basement adds valuable living space with a large recreation room, plus plenty of storage and room for future development based on your needs. Additional highlights include an attached garage, convenient upper-floor laundry, and a private outdoor space ideal for summer enjoyment. Located in the highly desirable Chaparral community, residents enjoy year-round close proximity to Fish Creek Park, the Bow River, golf courses, scenic walking and biking trails, playgrounds, schools, and everyday amenities. This is a community designed for an active, outdoor lifestyle while still being minutes from shopping, dining, and major roadways. Homes this well cared for rarely last - an excellent opportunity for buyers seeking value, condition, and location. Book your showing today (id:6769)

Recreational, Games room 17.83 Ft x 29.75 Ft

2pc Bathroom 7.67 Ft x 2.92 Ft

Dining room 8.50 Ft x 15.42 Ft

Foyer 5.58 Ft x 8.00 Ft

Kitchen 14.17 Ft x 12.08 Ft

Living room 10.42 Ft x 15.08 Ft

4pc Bathroom 5.58 Ft x 7.92 Ft

4pc Bathroom 5.08 Ft x 9.67 Ft

Bedroom 9.25 Ft x 12.25 Ft

Bedroom 9.25 Ft x 12.25 Ft

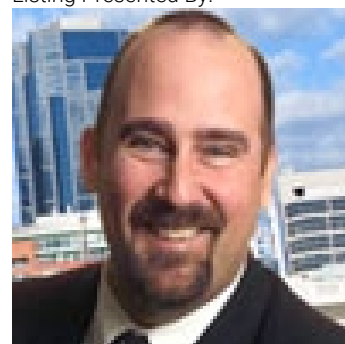
Primary Bedroom 11.25 Ft x 12.42 Ft

Family room 12.92 Ft x 13.67 Ft

Storage 7.33 Ft x 12.67 Ft

Furnace 6.92 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca