

84 Chaparral Valley Crescent SE
Calgary, Alberta

MLS # A2214769



\$625,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Gazebo, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot Tub, Outdoor Patio heater		

Welcome to beautiful Chaparral Valley, where nature meets comfort right outside your door. This charming Jayman-built detached home offers 1,617 sq. ft. of well designed living space, complete with a single attached garage, 3 bedrooms, 2.5 bathrooms, and a versatile bonus room, perfect for a growing family or home office. Step inside to an open floor plan featuring rich hardwood flooring that flows into a stylish kitchen equipped with granite countertops, a central island with flush eating bar, pendant lighting, pantry, and stainless steel appliances. The adjacent dining nook overlooks the landscaped backyard and spacious deck, creating the perfect setting for morning coffee or evening meals. A convenient half bath completes the main floor. Upstairs, the primary suite impresses with a large walk in closet and private 4 piece ensuite, while two additional well sized bedrooms share a full 4 piece bath. The central bonus room provides flexible space for relaxation, work, or play. The unspoiled basement is ready for your finishing touches, already roughed in for a future bathroom. Enjoy year round comfort with central A/C, and make the most of summer nights in your beautifully landscaped backyard, featuring expansive decking and a hot tub perfect for entertaining or unwinding after a long day.