

# \$769,999 - 130 Chaparral Valley Square Se, Calgary

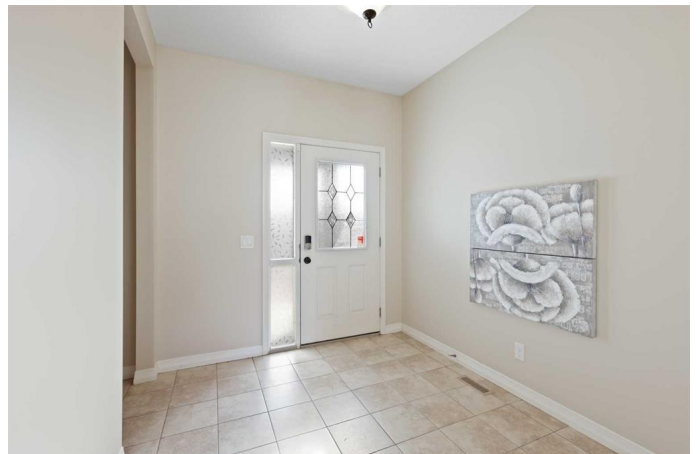
MLS® #A2200910

**\$769,999**

3 Bedroom, 3.00 Bathroom, 2,168 sqft  
Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Open house Sunday March 23rd 1:45-3:30pm  
LOCATION LOCATION LOCATION! Welcome to this wonderful Jayman built home in the heart of Chaparral Valley! Located on a quiet street facing a green space, walking path and a playground as well as surrounded by the nature of Fish Creek provincial park. Walking distance to the river, walking and bike paths, dog park and marsh lands, you could not ask for a better location! This home offers you ample parking spaces with a double attached garage, driveway and street parking. This home is also laned with a back alley, which is harder to find and gives you some separation from your neighbors! Upon entering, you will first notice your generously sized front entry and 9' ceilings on the main floor! So much space for family and friends to enter together. The entire home has been refreshed with new paint and newer hardwood flooring on the main floor. Your open concept main floor includes your great room with beautifully upgraded wide antique white fireplace mantle, large windows, dining and kitchen. Your U-shaped kitchen gives so much counter and storage space! All Stainless appliances including French Door fridge, built in microwave and wall oven, countertop gas stove top and a brand new dishwasher which is being installed within the next week. This kitchen also has an island with seating as well as an extra long peninsula with breakfast bar! Making this home great for get-togethers but feels warm and inviting for your own quiet



nights! The large windows throughout the home offer plenty of sunlight making this home bright and sunny all throughout the day! Completing this floor you have your back garage entrance and a large 2pc powder room. On the second floor you will find your centrally located bonus room, built in office / workspace, 2nd floor walk-in laundry room just outside of all three bedrooms! (no more stairs for all those loads!) The large bonus room offers privacy from the neighbors perfect for that quiet movie night in! The front bedroom offers large windows facing the park and green space. Both secondary bedrooms have been upgraded from bi-fold closet doors to swing doors and are great sized rooms, making great bedrooms, office space or flex rooms. The Both upper main bath and ensuite has been upgraded with stone countertops and tile. Your large primary is just what you're looking for. Large enough to house all the furniture you need including a King bed. Off of this space is your equally impressive ensuite with double sinks, soaker tub, shower and large walk-in closet with enough space for TWO people, which we know, a lot of homes do not have! The home itself is great and the community is equally so, with all the amenities you could ask for including schools, groceries, restaurants and once more the nature that comes with living in the Fish Creek valley. Call or book your showing with your favorite realtor today!

Built in 2012

### **Essential Information**

MLS® #	A2200910
Price	\$769,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,168
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	130 Chaparral Valley Square Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0S1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	19
Zoning	R-G

### **Listing Details**

Listing Office	TREC The Real Estate Company
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