

67 Chaparral Valley Gardens SE
Calgary, Alberta

MLS # A2226362



\$474,900

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,439 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV Wall Mount, Spare Fridge, Basement Couches

This bright and inviting end-unit home in Chaparral offers a rare combination of space, updates, and unbeatable location. With a front-facing garage and a long driveway, there's plenty of parking—including visitor parking close-by. Step inside to a functional main floor layout with a welcoming entry, convenient half bath, and a coat closet. The home opens into a sun-soaked kitchen, living, and dining area with large windows and a back door that floods the space with natural light. The kitchen features quartz countertops, a brand new stainless steel fridge with water dispenser, and a sleek induction stove with an air convection oven—perfect for anyone who enjoys cooking. Upstairs, the primary suite is set behind French doors and offers a generous walk-in closet, additional storage space, and a 4-piece ensuite. Two more bedrooms and a full bath complete the upper floor. The finished basement adds flexibility, with updated vinyl plank flooring, a spacious living area, and a full bathroom—ideal for guests, a home gym, or media space. Outside, the massive fenced corner yard is a standout feature, ideal for pets, gardening, or play. Other recent upgrades include a brand new garage door and new lighting throughout. Chaparral is one of Calgary's most connected and nature-friendly communities. With easy access to Fish Creek Park, the Bow River, bike paths, playgrounds, and nearby golf courses, outdoor living is just steps away. The neighborhood is adding a brand new ice rink and basketball court right in the center of the complex, enhancing its family-friendly appeal. With the Walden Dog Park, Lafarge Meadows, and great local amenities all nearby, this is a property you'll want to see quickly.