

**347 Chaparral Valley Drive SE
Calgary, Alberta**

MLS # A2219240



\$429,900

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Shed in backyard, Wood Shelving in basement

Welcome to your next home in the heart of Chaparral Valley—where comfort, community, and convenience come together! The charming front porch offers a warm welcome to this well-maintained townhome in a quiet, friendly neighborhood with truly fantastic neighbors. Step inside and discover the bright and spacious open-concept main floor featuring a large living room, generous dining area, a well-appointed kitchen, and a convenient half bath—designed with everyday living in mind. Whether you're hosting family dinners, casual get-togethers, or weekend barbecues, the seamless flow from the main living area to the fully fenced backyard makes entertaining a breeze. Upstairs offers three comfortable bedrooms, including a spacious primary retreat with an ensuite bathroom, along with an additional full bath—perfect for families or guests. The undeveloped basement presents a world of opportunity, complete with laundry already in place. Whether you envision a home gym, playroom, home office, media room, or guest suite, this flexible space is ready for your personal touch. A large mudroom at the back entry adds everyday convenience and practical storage, leading directly to the backyard and a rear parking pad. Enjoy the unbeatable location—just minutes from Blue Devil Golf Course, schools, shopping, scenic walking paths, and more. This townhome truly offers the perfect balance of lifestyle, function, and location in one of Calgary's most desirable communities.