

258 Chaparral Valley Terrace SE  
Calgary, Alberta

MLS # A2260546



**\$720,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Natural Woodwork, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** NA

Nestled in the vibrant community of Chaparral, this stunning 2008 bungalow offers over 2,600 square feet of developed living space on a tranquil green space lot, with 1,383 sqft above grade. Perfectly designed for modern living, the spacious main floor features an open-concept layout with rich hardwood floors that flow seamlessly throughout, ideal for entertaining. The chef's kitchen is a culinary haven, equipped with stainless steel appliances including a gas range, built-in oven, microwave, dishwasher, and garbage compactor, alongside a bar fridge, granite countertops, a pantry, and a large island perfect for casual gatherings. The living area centers around a striking stone fireplace, inviting relaxation and socializing, while the dining space connects effortlessly to the rest of the main floor for seamless hosting. A main floor office/den with a built-in desk provides versatile space for work or hobbies, and the generous master suite serves as a spacious retreat with a luxurious five-piece ensuite and a large walk-in closet. Enhanced with ceiling speakers throughout, an on-demand hot water heater, water softener, and a reverse osmosis filtration system, this home combines comfort and convenience. Step outside to enjoy the large covered front veranda, a charming spot to savor morning coffee or an evening glass of wine, and the generous backyard deck with glass railings and a gas line for your BBQ, perfect for outdoor enjoyment. The exterior showcases durable Hardy Board siding paired with stone accents, creating beautiful curb appeal. Situated walking distance to the Blue Devil Golf Course and near shopping, Deerfoot Trail, and Stoney Trail, this home provides easy access to all parts of the city. Recent upgrades and high-end finishes ensure this property is move-in ready, blending luxury with practicality.