

**342 Chaparral Valley Drive SE**  
**Calgary, Alberta****MLS # A2265269****\$585,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral                                         |               |                   |
| <b>Type:</b>     | Residential/Duplex                                |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                   |               |                   |
| <b>Size:</b>     | 1,582 sq.ft.                                      | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                                 |                   |      |
|--------------------|-------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** N/A

Welcome to this stunning and well-upgraded duplex located in the beautiful and quiet community of Chaparral Valley in Calgary! This stylish home offers a perfect blend of comfort, elegance, and functionality, surrounded by nature and close to everything you need. Step inside through the formal front entry and you'll immediately notice the high-quality finishes throughout — wide-planked hardwood floors, Hunter Douglas blinds, and granite countertops that add a touch of luxury. The gourmet kitchen is every cook's dream, featuring a large central island with seating, a built-in oven, electric cooktop, chimney hood fan, and a full stainless steel appliance package. The open-concept main floor includes a bright dining area and a cozy living room, perfect for family gatherings or entertaining guests. A convenient mudroom at the back keeps shoes and coats neatly tucked away. Upstairs, you'll find three spacious bedrooms, including a lovely primary suite with His & Hers closets and a private ensuite bathroom, providing the perfect place to unwind. The other bedrooms are ideal for kids, guests, or a home office. Step outside to a sunny backyard with lots of green space — perfect for BBQs, outdoor relaxation, and room for kids or pets to play. There's also a double detached garage offering plenty of storage and parking space. Located close to a large park and playground, this home is perfect for families. Chaparral Valley is surrounded by the natural beauty of the Bow River Valley, with scenic walking and biking pathways that connect to Fish Creek Park and the Bow River, as well as easy access to the Blue Devil Golf Course right in your backyard. Commuting is simple with quick routes to Stoney Trail, Macleod Trail, and Deerfoot Trail. This is more than just a home — it's a lifestyle where comfort meets

convenience and nature is never far away.