



\$ 584,900.00

## 452 CHAPARRAL VALLEY WAY SE CALGARY

<https://paulbrinton.com>

WELCOME HOME to this MODERN 3 BED / 2.5 BATH in charming Chaparral Valley featuring over 2,100 sq ft of living space, above ground. You'll be welcomed by the contemporary finishes throughout! Main floor features an open concept with contrasting rich dark flooring & light coloured walls with an abundance...

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1161859

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-30 22:07:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 4887 sq ft

**Year built:** 2014

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:**

Clubhouse,Other,Park,Party Room,Picnic Area,Playground,Recreation Facilities,Recreation Room

**Community Features:**

Clubhouse,Fishing,Lake,Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Pantry

**Total Parking:** 4

**Flooring:** Carpet,Hardwood,Tile

**Fireplace Features:** Gas,Tile

**Exterior Features:** Other

**District:** CAL Zone S

**Inclusions:** N/A

**Lot Features:** Irregular Lot



**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 8.67M 28` 5"

**Living Area SF:** 2105.50

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-1N

**List Price Square Foot:** \$ 280.17

**Photo Count:** 16

**Construction Materials:** Stone,Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer

**Subdivision Name:** Chaparral

**Lot Size Acres:** 0.11

