



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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121 Chaparral Valley Gardens SE  
Calgary, Alberta

MLS # A2264556



**\$399,900**

|           |                            |        |                   |
|-----------|----------------------------|--------|-------------------|
| Division: | Chaparral                  |        |                   |
| Type:     | Residential/Four Plex      |        |                   |
| Style:    | Townhouse                  |        |                   |
| Size:     | 1,248 sq.ft.               | Age:   | 2009 (16 yrs old) |
| Beds:     | 3                          | Baths: | 2 full / 1 half   |
| Garage:   | Stall, Titled              |        |                   |
| Lot Size: | 0.04 Acre                  |        |                   |
| Lot Feat: | Back Yard, Rectangular Lot |        |                   |

|             |                                                                                  |            |         |
|-------------|----------------------------------------------------------------------------------|------------|---------|
| Heating:    | Forced Air, Natural Gas                                                          | Water:     | -       |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                   | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                                                  | Condo Fee: | \$ 344  |
| Basement:   | Full                                                                             | LLD:       | -       |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                  | Zoning:    | M-G d44 |
| Foundation: | Poured Concrete                                                                  | Utilities: | -       |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |            |         |

Inclusions: None

Discover comfort, style, and value in this bright 3-bedroom, 2.5-bath townhome ideally located in the sought-after community of Chaparral Valley &mdash; surrounded by the natural beauty of Fish Creek Park and the Bow River pathway system, while still being close to schools, parks, playgrounds, and shopping amenities. Everyday living is easy with two separately titled parking stalls right out your front door. Inside, the home welcomes you with a warm open-concept main floor featuring hardwood flooring, a cozy gas fireplace, and a spacious kitchen with a large island &mdash; perfect for family life or entertaining. The kitchen includes all major appliances and connects seamlessly to the generous dining area and living room. Upstairs, you'll find three bedrooms, including a primary suite with a full private ensuite bathroom, plus a second full bath for family or guests. The unfinished lower level provides room to grow with roughed-in plumbing for a future bathroom, full laundry area, and plenty of storage &mdash; ready for your personal touch. Step out from the kitchen eating area onto your deck and open yard space, ideal for morning coffee, relaxing outdoors, or summer BBQs in a peaceful setting. All this in beautiful Chaparral Valley, where scenic walking paths, parks, and the Bow River meet the convenience of city living with quick access to Deerfoot Trail, Stoney Trail, and Macleod Trail. A fantastic opportunity to enjoy the best of both nature and neighborhood living.