

# \$750,000 - 87 Chaparral Valley Way Se, Calgary

MLS® #A2208757

**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,256 sqft  
Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Experience the perfect blend of luxury and comfort in this exquisite two-storey home. Upon entering, you'll be entranced by the airy open-concept layout, highlighted by large windows that invite abundant natural light into the space.

The chef's dream kitchen is a true centerpiece, featuring stunning granite countertops, a chic kitchen island, a pantry, and plenty of cabinetry for all your storage needs. A fashionable tile backsplash adds elegance, while stainless steel appliances streamline your cooking experience.

Enjoy cozy gatherings on the beautiful hardwood floors in the living room, where a gas-burning fireplace creates a warm and inviting atmosphere. Upstairs, a spacious bonus room awaits, ideal for movie nights or a play area, alongside the convenience of upper-floor laundry and a dedicated office space to enhance your daily routine.

Indulge in the expansive primary bedroom, complete with a luxurious 5-piece ensuite and a walk-in closet to house all your wardrobe essentials. Two additional bedrooms upstairs provide ample space for family and guests.

The fully finished basement, completed by the builder, offers additional living space, including a generously-sized bedroom with a large window and a 4-piece bathroom. Storage will



never be a concern, with numerous storage areas throughout the home.

Step outside to your sunny south-facing backyard, featuring a tiered deck and complete fencing for privacy, along with convenient back lane access. Additional amenities include central air conditioning, an oversized double-attached garage, and recently updated roof shingles (2021).

Situated in the tranquil community of Chaparral Valley, you are just moments away from the Bow River, Fish Creek Park, Blue Devil Golf Course, Mckenzie Meadows Golf Course, schools, public transportation, and quick access to Stoney Trail and South Campus Hospital. This home truly reflects pride of ownership and shows exceptionally well!

Built in 2013

### **Essential Information**

MLS® #	A2208757
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,256
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	87 Chaparral Valley Way Se
Subdivision	Chaparral

City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2x 0v4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Environmental Reserve, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	4
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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