# \$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.

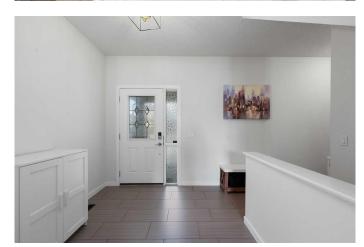
Enjoy cozy gatherings on the beautiful hardwood floors in the living room, where a gas-burning fireplace creates a warm and inviting atmosphere. Upstairs, a spacious bonus room awaits, ideal for movie nights or a play area, alongside the convenience of upper-floor laundry and a dedicated office space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

Fireplaces Gas, Living Room

1

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 5

Zoning R-G

## **Listing Details**

Listing Office eXp Realty

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