

77 Chaparral Valley Grove SE  
Calgary, Alberta

MLS # A2221180



**\$849,999**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,651 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island		

**Inclusions:** All TV mounts in the house, Central Vacuum as is, garage shelves

Open House June 14 Saturday 1 - 3 pm. Huge Price reduction! Contemporary Elegance Meets Functional Family Living Welcome to your dream home—where thoughtful design, modern finishes, and an exceptional location come together to create a truly unforgettable living experience. This stunning, fully developed residence with a total of 3700 sq. ft. living space offers a seamless blend of style and functionality, nestled just moments from the prestigious Blue Devil Golf Course and a network of picturesque walking paths. From the moment you step inside, you'll be captivated by the home's contemporary flair and open-concept layout. The main level is designed for both everyday living and sophisticated entertaining, featuring a spacious family room, elegant dining area, and a gourmet kitchen that will delight any home chef. Outfitted with high-end stainless steel appliances, including a gas cooktop, the kitchen also offers an abundance of cabinetry, sleek countertops, and direct access to the backyard deck—perfect for enjoying morning coffee or evening gatherings. A dedicated home office, convenient laundry space, and a stylish powder room complete the main level, making it as practical as it is beautiful. Upstairs, you'll find three generously sized bedrooms, a versatile den or flex space, and a large bonus room ideal for family movie nights or a quiet retreat. The primary suite is a true sanctuary, offering a luxurious five-piece ensuite bath and a spacious walk-in closet. The additional bedrooms share a well-appointed four-piece bathroom, providing comfort and convenience for the whole family. The fully finished basement expands your living space even further, offering an entertainer's dream. Here, you'll find a large family room complete with a wet bar and pool table, a designated fitness room with a large window for natural light, and a

versatile theatre room that can also serve as a fourth bedroom. A full bathroom adds the finishing touch to this dynamic lower level. Outside, the backyard offers a peaceful and private setting—perfect for relaxing, entertaining, or simply enjoying nature. Whether hosting friends or spending quiet time with loved ones, this outdoor space is a true extension of the home. This property has been meticulously maintained and showcases true pride of ownership throughout. Located in a sought-after community close to parks, golf, and natural amenities, this exceptional home is a rare find. Don't miss the opportunity to make this impressive property your forever home. Schedule your private showing today!