



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**77 Chaparral Valley Grove SE
Calgary, Alberta**

MLS # A2283303



\$835,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,651 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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

Inclusions: N/A

Contemporary Elegance Meets Family-Friendly Functionality Welcome to your dream home—where modern sophistication, thoughtful design, and an unbeatable location come together to offer a truly elevated living experience. Boasting over 3,700 sq. ft. of beautifully developed living space, this exceptional residence is ideally situated near the prestigious Blue Devil Golf Course and a scenic network of walking paths. From the moment you step through the door, you’ll be greeted by a bright, open-concept layout that seamlessly blends comfort and style. The main floor is designed for effortless everyday living and elegant entertaining, featuring a spacious family room, refined dining area, and a gourmet kitchen that will inspire any home chef. Outfitted with premium stainless steel appliances—including a gas cooktop—this kitchen also offers ample cabinetry, sleek countertops, and direct access to a private backyard deck, ideal for morning coffee or evening get-togethers. Also on the main level, you’ll find a dedicated home office, a convenient laundry room, and a chic powder room—delivering both functionality and finesse. Upstairs, the home continues to impress with three generously sized bedrooms, a flexible den or workspace, and a spacious bonus room—perfect for movie nights or a quiet escape. The luxurious primary suite is your personal retreat, featuring a spa-like five-piece ensuite and a large walk-in closet. The additional bedrooms share a beautifully appointed four-piece bathroom, ensuring comfort and convenience for the entire family. The fully finished basement expands the home’s versatility even further. Designed with entertaining in mind, it features a large family room with a wet bar and pool table, a sunlit fitness room, and a flexible theatre room that can easily serve as a fourth bedroom. A full

bathroom completes this thoughtfully designed lower level. Step outside to a serene and private backyard oasis—ideal for entertaining guests or unwinding with loved ones in a natural setting. It's the perfect extension of your living space. Meticulously maintained and radiating pride of ownership throughout, this remarkable property is nestled in a highly desirable community close to parks, golf, and abundant outdoor amenities. Don't miss your chance to call this exceptional property your forever home. Book your private showing today!